



# **PY 50 Annual Action Plan (2024)**

**DRAFT**

**Economic Development Department**

142 East Main Street

Meriden, CT 06450

Annual Action Plan  
2024

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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 works to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low- to moderate-income (LMI) individuals and special needs groups.

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 over the 5-Year planning period, which explains how the 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, access to affordable housing, economic development opportunities, and public services that will improve the quality of life of Meriden's residents. An Annual Action Plan (AAP) is submitted and outlines the City's planned projects and activities to address the identified priority needs and specific goal objectives during each program year of the 5-Year Consolidated Plan.

The 2024 AAP is the 5th and final program year of the 2020-2024 Consolidated Plan, which begins July 1, 2024, and ends June 30, 2025. The City expects to receive an estimated \$942,573 in CDBG funding from HUD in PY 2024. This plan details the projects and activities that will take place in the program year.

### Contingency Provision for PY 2024 CDBG Allocation

At this time HUD has not yet announced the PY 2024 CDBG allocation. The allocation of \$940,000 is only an estimate of the anticipated PY 2024 CDBG allocation. The City has a contingency provision, as per guidance from notice CDP-24-01 to match the actual allocation amounts once it has been announced by HUD. The City's final allocation towards activities in the AAP will be divided among all proposed activities' budgets and will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts, with adjustments to remain in compliance with CDBG grant regulations and the max cap set for admin and public services. Please see below for the estimated budget before the contingency provision.

Administration (20.0% max cap): \$135,000  
Public Facilities & Infrastructure: \$27,000  
Public Services (Max cap set at \$220,000): \$220,000  
Housing Programs & Code Enforcement: \$460,000  
Section 108 Loan Repayment: \$98,000  
Estimated total before contingency provision: \$940,000

## **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 the Consolidated Plan and the community participation and stake holder consultation process. Through these efforts, the City has identified four priority needs and associated goals to address those needs. The priority needs include:

### **Priority Need: Expand/Improve Public Infrastructure & Facilities**

1C. Improve Access to Public Facilities: Expand and improve access to public facilities through development activities for LMI persons and households and for special needs populations (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers, and parks and recreation facilities. Outcome - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted (LMA)

### **Priority Need: Preserve & Expand Affordable Housing**

2A Preserve Existing Homeownership & Rental Housing Units: Provide for owner-occupied housing rehab activities for LMI households through the Neighborhood Preservation Program. Eligible activities include roof replacement, mold remediation, repairs to windows, heating and AC units, electrical, plumbing, kitchen, and accessibility improvements. Outcome - Homeowner Housing Rehabilitated: 5 Households

2B. Provide Code Enforcement in LMI Neighborhoods: Provide for residential code enforcement activities in the jurisdiction for LMI households. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe. Outcome - Housing Code Enforcement/Foreclosed Property Care: 10,000 Household Housing Unit (LMA)

### **Priority Need: Public Services & Quality of Life Improvements**

3A. Provide Supportive Services for Special Needs: Provide supportive services for low-income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations and education and health programs for special needs households. Outcome - Public service activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted (LMC)

3B. Provide Vital Services for LMI Households: Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs. Outcome - Public service activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

## Priority Need: Economic Development

4B. Planned Repayment of Section 108 Loan: Provide funds for the repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site. Outcome - Other: 1

### 3. Evaluation of past performance

The City of Meriden, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low- to moderate-income individuals in the community. However, improvements to public facilities and infrastructure, essential public services and economic development remain some of the most prolific needs facing the City of Meriden and its residents, as documented by the City's Consolidated Plan and the most recent PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

According to the PY 2022 CAPER, the City made significant progress in all its housing and community development goals. These accomplishments are listed below:

**Affordable Housing:** The City's Neighborhood Preservation Program (NPP) continues to identify and help LMI households with housing rehab activities. There was one (1) LMI household assisted with the purchase and installation of a new water heater unit. Rehab activities continue to be in various stages of development, and will be reported as they are completed. Code enforcement activities had a citywide low/mod benefit.

**Public Facility & Infrastructure Improvements:** An estimated 9,365 persons in LMI areas benefitted from improvements to sidewalks that provided for a safer walking environment. These activities included continued improvements at Caitlin St., Griswold St., Sherman St. and Bunker St. The City completed the Gallery 53 Meriden Mosaics activity, benefiting an estimated 59,395 persons in citywide low/mod areas.

**Public Services:** The City and its partners provided several public services which helped to improve the quality of lives for the special needs and LMI population in Meriden. A total of 2,330 persons who were counted through LMC were served in PY 2022. Services for special needs groups included victims of domestic violence, and mental health services. Services for LMI persons included youth enrichment and prevention, employment services, housing referral services, subsistence payments and childcare services. The City also had food programs and services which benefitted residents citywide living in low/mod areas (LMA) through the Meriden Soup Kitchen.

**CARES:** Many CDBG-CV activities have already been successfully reported in the prior CAPER, and this PY continues this progress. Mental health services were provided by Franciscan Life Center Network, Inc., which also updated its services technology preparedness activities and this benefitted 124 LMI persons. Literacy Volunteers provided assistance to help hire a Literacy Outreach worker to assist 107 LMI persons

with CV outreach and recruiting. The City will continue to monitor LMI households still impacted by the pandemic.

#### **4. Summary of Citizen Participation Process and consultation process**

The City followed its Citizen Participation Plan closely in soliciting citizen input for the PY 2024 Annual Action Plan. Public hearings were held so City residents could offer input into how proposed projects and activities fit with the City's housing and community development needs. A public comment and review period was held during which citizens were able to submit written comments on the draft Annual Action Plan. Members of the public were encouraged to share their thoughts and ideas as to how Meriden's CDBG funding could best serve the community and its needs at the public hearing and public comment review period. The following efforts were made:

- A public hearing will be held on **May 7, 2024, at 5:30 p.m.** at the Human Services Committee meeting at Council Chambers, City Hall, 142 East Main Street, Meriden, CT 06450. For more information, please phone (203) 630-4151 or email: [jallam@meridenct.gov](mailto:jallam@meridenct.gov).
- The public comment period is scheduled to be held for 30-days starting on **May 7, 2024, through June 7, 2024**, and the plan will be available online at [www.meridenct.gov](http://www.meridenct.gov), or at the Community Development Office, Room 134, 142 East Main Street, Meriden, CT 06450. Written comments may be submitted to the Economic and Community Development Department at the address above or by email at: [jallam@meridenct.gov](mailto:jallam@meridenct.gov)

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

#### **5. Summary of public comments**

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

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

Proof of citizen participation outreach efforts and a summary of the public comment has been attached in the AD-26.

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

All comments are welcome and accepted.

#### **7. Summary**

The 2024 AAP is the fifth and final program year of the 5-Year 2020-2024 Consolidated Plan.

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

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

The Economic Development Director and Grants Administrator of the City of Meriden is responsible for the coordination, oversight and general monitoring of all activities funded with CDBG. In addition, the CDBG program is staffed with an Economic Development Specialist who oversees application intake, contract management, financial management and general file maintenance for the Neighborhood Preservation Program. 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 paint, procurement, and other HUD requirements for homeowner rehabilitation projects. As administrator of the CDBG funds, the Economic Development Director and Grants Administrator ensures compliance with Federal regulations through review of grant application funding requests, recipient contracts, quarterly performance reports, and subgrantee monitoring. All financial transactions are conducted through the City’s Finance Department and are subject to the annual audit of the City’s municipal finances.

## **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The HUD approved Citizen Participation Plan sets forth the City's policies and procedures for citizen participation in the development of Meriden's Consolidated Plan and Annual Action Plan documents. The City adheres closely to its Citizen Participation Plan. As part of the citizen participation process, the City consults with local stakeholders and organizations in the development of the Annual Action Plan. This section outlines the stakeholders that took part in consultation through meetings, interviews and the application process for annual CDBG grant funds.

### **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))**

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

- The City staff met with sub-recipients in person during the program year. Sub-recipients attended an application workshop which sub-recipients presented a summary of their programs and activities, thereby providing a forum for organizations and City stakeholders to be informed as to programs and activities carried out by non-profit applicants/service providers.
- The City staff participated in and monitored several ongoing activities resulting in enhanced cooperation and coordination between the City, private and non-profit entities working to promote and develop affordable and special needs housing.
- The City staff and members of the City Council review, assess and make funding determinations based on need, as determined by the community, and allocate funds in a manner that aims to avoid duplication and connect eligible individuals and households with the specific services they need.
- The City staff made contact and met with various partners such as the local PHA, local homeless service providers as well as City departments, local agencies that helped to bridge the digital divide and/or provide of broadband internet access and provide emergency management or preparedness planning.

**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.**

Through its applicant organizations, the City aims to provide social and supportive services that address the needs of persons at risk of homelessness. Specifically, the Women and Families Center's "Project REACH" program targets runaway, homeless and at-risk youth throughout the City of Meriden and offers services aimed to get them off the streets and into safe, stable living environments. Chrysalis Center LLC also addresses immediate needs of the homeless and those at-risk of homelessness by connecting them with critical services. Programs like the Change the Play Summer Meals, New Opportunities Security Deposit Program, and the Salvation Army Comprehensive Emergency Assistance Program aim to assist low- and moderate-income persons and families who are one financial setback away from homelessness. The New Opportunities Shelter NOW program also provides shelter to homeless individuals in the community, including potential spaces for families in need.

**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	<b>Agency/Group/Organization</b>	Advocacy Academy
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
2	<b>Agency/Group/Organization</b>	Ball Headz Inc
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
3	<b>Agency/Group/Organization</b>	Beat The Street Community Center
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Healthy Living
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
4	<b>Agency/Group/Organization</b>	Boys and Girls Club of Meriden
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. The Boys and Girls Club (Kids Club, Summer Basketball & Dance Programs) submitted an application for CDBG funding.
5	<b>Agency/Group/Organization</b>	Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
6	<b>Agency/Group/Organization</b>	Catholic Charities, Inc. - Archdiocese of Hartford
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
7	<b>Agency/Group/Organization</b>	Change the Play
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding. The organization runs the Change The Play Summer Meals, Clubhouse and Job Training programs.

8	<b>Agency/Group/Organization</b>	Child Guidance Clinic for Central CT Inc
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
9	<b>Agency/Group/Organization</b>	Middlesex County Coalition on Housing & Homelessness United Way
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
10	<b>Agency/Group/Organization</b>	Meriden Farmers Market
	<b>Agency/Group/Organization Type</b>	Services-Food
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
11	<b>Agency/Group/Organization</b>	Franciscan Home Care
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
12	<b>Agency/Group/Organization</b>	Gallery 53
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
13	<b>Agency/Group/Organization</b>	Girls Inc of Meriden
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
14	<b>Agency/Group/Organization</b>	The Curtis Home
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.

15	<b>Agency/Group/Organization</b>	Literacy Volunteers
	<b>Agency/Group/Organization Type</b>	Services-Literacy Programs
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
16	<b>Agency/Group/Organization</b>	New Opportunities of Greater Meriden (NOGM)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. The New Beginnings Shelter and the Rent/Mortgage/Utilities Assistance were part of the application process.
17	<b>Agency/Group/Organization</b>	Our House Meriden
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
18	<b>Agency/Group/Organization</b>	Joy Unlimited Outreach Ministries
	<b>Agency/Group/Organization Type</b>	Meal Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
19	<b>Agency/Group/Organization</b>	Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-Children Non-profit
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. The organization submitted an application for CDBG funding.
20	<b>Agency/Group/Organization</b>	Meriden-Wallingford Chrysalis, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. The organization submitted an application for CDBG funding.
21	<b>Agency/Group/Organization</b>	Women and Families Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. The Center submitted an application for funding for Project REACH.



22	<b>Agency/Group/Organization</b>	Open DOHR
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs. Open DOHR provides Employment Training for Women and Families and was an applicant for CDBG funds.
23	<b>Agency/Group/Organization</b>	Children First Initiative
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
24	<b>Agency/Group/Organization</b>	Meriden Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
25	<b>Agency/Group/Organization</b>	Middlesex Community College
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
26	<b>Agency/Group/Organization</b>	MidState Arc Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Mental Health Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
27	<b>Agency/Group/Organization</b>	Chrysalis Center
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
28	<b>Agency/Group/Organization</b>	Meriden Department of Public Works
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the organization on community and housing development needs, and the organization submitted an application for CDBG funding.
29	<b>Agency/Group/Organization</b>	Meriden Department of Development & Enforcement
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the department on community and housing development needs.
30	<b>Agency/Group/Organization</b>	Meriden Department of Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is engaged with the department on community and housing development needs.
31	<b>Agency/Group/Organization</b>	BroadbandNow
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Housing Community Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BroadbandNow is a research organization which publishes data on the digital divide and impact of highspeed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas. The City consulted with the BroadbandNow website for broadband access and identified high speed internet providers in the City. There are seven broadband internet providers offering residential services, and 100% of the City has broadband coverage.
32	<b>Agency/Group/Organization</b>	Meriden Parks Division
	<b>Agency/Group/Organization Type</b>	Other government - Local Public Parks and Recreation Centers
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 were no agency types that were intentionally not consulted. All comments were welcome.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.
Meriden Choice Neighborhood Plan	City of Meriden	The Meriden Choice Neighborhood Plan is the revitalization plan for downtown and as well as overall for the City of Meriden.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Making Meriden Business Center Partners	City of Meriden	This joint venture with the Meriden Economic Development Corporation, the Midstate Chamber of Commerce, City Staff, and other local funders provides a visible presence in the downtown and seeks to link prospective businesses to available business development programs and potential properties.
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)**

The City of Meriden’s Economic Development Department works with its partners such as the Meriden Housing Authority (MHA) and the City Housing Code Division to help with affordable housing programs in the City. The department also works closely with the Public Works department and Parks Division to help it determine community development needs and where funds should be directed for revitalization projects. The City with the MHA and local nonprofits such as Women and Families Center, The Salvation Army, and New Opportunities to address homelessness in the City. Through coordination of City partners and other agencies, the City is able to implement the activities in the Consolidated Plan and AAP.

**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 followed its HUD approved Citizen Participation Plan closely in soliciting citizen input for the PY 2024 Annual Action Plan. A public hearing was held so members of the public could offer input into how proposed projects and activities fit with the City's housing and community development needs. A public comment and review period was held during which citizens were able to submit written comments on the draft Annual Action Plan. Members of the public were encouraged to share their thoughts and ideas as to how Meriden's CDBG funding could best serve the community and its needs at the public hearing and public comment review period.

The following table details the citizen participation outreach efforts of the City of Meriden for the PY 2024 AAP.

### 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 to discuss the PY 50 AAP. The hearing will be held at the Human Services Committee meeting on <b>May 7, 2024, at 5:30 p.m.</b> at Council Chambers, City Hall, 142 East Main Street, Meriden, CT 06450. For more information, please phone (203) 630-4151 or email: <a href="mailto:jallam@meridenct.gov">jallam@meridenct.gov</a>	A summary of comment will be provided after the public hearing.	All comments are accepted.	N/A
2	30 Day Public Comment Period	Non-targeted/broad community	The public comment period was scheduled to be held starting on <b>May 7, 2024, through June 7, 2024</b> , and the proposed plan was made available online at <a href="http://www.meridenct.gov">www.meridenct.gov</a> , and at the Community Development Office, Room 134, 142 East Main Street, Meriden, CT 06450. Written comments could be submitted to the Community Development Department at the address above or by email at: <a href="mailto:jallam@meridenct.gov">jallam@meridenct.gov</a>  <a href="http://www.meridenct.gov">www.meridenct.gov</a>	A summary of comment will be provided after the public comment period.	All comments are 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 50 (PY 2024) in the amount of \$940,000. This amount is based on previous program year allocations.

#### **Contingency Provision for PY 2024 CDBG Allocation**

At this time HUD has not yet announced the PY 2024 CDBG allocation. The allocation above is only an estimate of the anticipated PY 2024 CDBG allocation. The City has a contingency provision, as per guidance from notice CDP-24-01 to match the actual allocation amounts once it has been announced by HUD. The City's final allocation towards activities in the AAP will be divided among all proposed activities' budgets, and will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts, with adjustments to remain in compliance with CDBG grant regulations and the max cap set for admin and public services. A budget for the estimated allocation has been provided in the AP-35.



**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	940,000	0	0	940,000	0	PY 2024 is the final year of the 2020-2024 ConPlan period, and this is the final allocation in this cycle. PY 2025 will be a new five-year cycle.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City makes efforts to leverage federal and state agency resources to meet the housing and community development needs identified in its Consolidated Plan. Recently, the City received a \$2,000,000 grant from the Connecticut Department of Economic and Community Development for demolition of the Mills Public Housing Project in downtown Meriden so that it can be turned into an extension of Meriden Green. The relocation of Mills residents, as part of the overall housing and development plans for the TOD district in Meriden, has also resulted in millions of dollars of private investment in mixed use projects such as 24 Colony Street, Meriden Commons 1 & 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, 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 has received a \$200,000 EPA Brownfields Grant for the remediation of the vacant Meriden Wallingford Hospital at 1 King Place. This structure is slated to be turned into mixed-use market rate development, with funds for the conceptual site reuse plan coming from a \$100,000 DECD Brownfield Area-wide Revitalization Planning Grant.

The City is a recent recipient of the Lead Hazard Reduction Grant from the HUD Office of Lead Hazard Control and Healthy Homes Department. For this grant, the City will receive \$1,000,000 as well as a \$300,000 Healthy Homes Supplement Grant. With these funds, the City estimates it will abate lead in 208 housing units over a four year grant period. These funds will also help the City to leverage additional funding that will address low/mod and deteriorating areas in Meriden, which align with the overall housing goals in the plan.

**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, thus greatly affecting the ability to construct new affordable housing units. The City is actively involved in redevelopment efforts in its downtown area that will provide new affordable housing as part of mixed-use development centered on an updated transit hub. Brownfield sites and vacant buildings including 116 Cook Avenue, 1 King Place, 69 East Main Street, 11 Crown Street, and 121 Colony Street Rear have been assessed for environmental contaminants, remediated, repurposed and transferred to private partner organizations to be developed into usable, mixed-used developments with housing and economic development opportunities. The City is also assisting in completing site re-use planning projects by working with landowners of vacant or underutilized parcels in the downtown area.

**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	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$49,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	2A Preserve Existing Homeownership & Rental Housing Units	2020	2024	Non-Housing Community Development	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$122,500	Homeowner Housing Rehabilitated: 5 Household Housing Units
3	2B. Provide Code Enforcement in LMI Neighborhoods	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$382,500	Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit
4	3A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$132,500	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
5	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$132,500	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
6	4B. Planned Repayment of Section 108 Loan	2020	2024	Non-Housing Community Development	Central Downtown Area	Economic Development	CDBG: \$120,500	Other: 1 Other

**Table 6 – Goals Summary**

Annual Action Plan  
2024

## Goal Descriptions

1	<b>Goal Name</b>	1C. Improve Access to Public Facilities
	<b>Goal Description</b>	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	<b>Goal Name</b>	2A Preserve Existing Homeownership & Rental Housing Units
	<b>Goal Description</b>	Provide for owner-occupied housing rehab activities for LMI households through the Neighborhood Preservation Program. Eligible activities include roof replacement, mold remediation, repairs to windows, heating and AC units, electrical, plumbing, kitchen and accessibility improvements.
3	<b>Goal Name</b>	2B. Provide Code Enforcement in LMI Neighborhoods
	<b>Goal Description</b>	Provide for residential code enforcement activities in the jurisdiction for LMI households. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe.
4	<b>Goal Name</b>	3A. Provide Supportive Services for Special Needs
	<b>Goal Description</b>	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
5	<b>Goal Name</b>	3B. Provide Vital Services for LMI Households
	<b>Goal Description</b>	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs.
6	<b>Goal Name</b>	4B. Planned Repayment of Section 108 Loan
	<b>Goal Description</b>	Provide funds for the repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects to be carried out in Program Year 50 (PY 2024) are listed below.

#### Contingency Provision for PY 2024 CDBG Allocation

At this time HUD has not yet announced the PY 2024 CDBG allocation. The City anticipates it will receive \$940,000, which is an estimate of the anticipated PY 2024 CDBG allocation and the City has a contingency provision to match the actual amount once it has been announced by HUD. The City's final allocation towards activities in the AAP will be divided among all proposed activities' budgets, and will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts, with adjustments to remain in compliance with CDBG grant regulations and the max cap set for admin and public services. Please see below for the estimated budget before the contingency provision.

Administration (20.0% max cap): \$135,000  
Public Facilities & Infrastructure: \$27,000  
Public Services (Max cap set at \$220,000): \$220,000  
Housing Programs & Code Enforcement: \$460,000  
Section 108 Loan Repayment: \$98,000  
Estimated total before contingency provision: \$940,000

#### Projects

#	Project Name
1	CDBG: Administration (2024)
2	CDBG: Public Facilities & Infrastructure (2024)
3	CDBG: Public Services (2024)
4	CDBG: Housing Programs & Code Enforcement (2024)
5	CDBG: Section 8 Loan Repayment (2024)

Table 7 - Project Information

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

All funding allocations have been made consistent with priority needs in the City of Meriden pursuant to the Consolidated Plan, Citizen Participation Plan, Annual Plan Allocation Process, and the Allocation Contingency Plan. The Citizen Participation Plan and the Allocation Contingency Plan were submitted in

the Appendices of the 5-Year 2020-2024 Consolidated 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 2024 CDBG funding.

Other considerations include a 20% CDBG grant cap for administration and an allocation cap of \$220,000 for public services. Public facilities and infrastructure improvement must target low/mod tracts as described in detail in the AP-50.

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	<b>Project Name</b>	CDBG: Administration (2024)
	<b>Target Area</b>	Central Downtown Area
	<b>Goals Supported</b>	1C. Improve Access to Public Facilities 2A. Preserve Existing Homeownership & Rental Housing Units 2B. Provide Code Enforcement in LMI Neighborhoods 3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households 4B. Planned Repayment of Section 108 Loan
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities Preserve & Expand Affordable Housing Public Services & Quality of Life Improvements Economic Development
	<b>Funding</b>	CDBG: \$135,000
	<b>Description</b>	Citywide administration of the CDBG program in PY 2024.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Central Downtown Area & Citywide LMI Areas
	<b>Planned Activities</b>	Planned Activities Staff salaries, planning, general admin of the CDBG program in PY 2024 (21A).
2	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure (2024)
	<b>Target Area</b>	Central Downtown Area
	<b>Goals Supported</b>	1C. Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$27,000



	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities Benefit: 5,000 LMI Persons Assisted
	<b>Location Description</b>	Central Downtown Area & Citywide LMI Areas
	<b>Planned Activities</b>	Planned activities include: Neighborhood Facilities (03E): \$27,000
<b>3</b>	<b>Project Name</b>	CDBG: Public Services (2024)
	<b>Target Area</b>	Central Downtown Area
	<b>Goals Supported</b>	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	<b>Needs Addressed</b>	Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$220,000
	<b>Description</b>	The City will work to provide 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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities Benefit: 4,200 LMI Persons Assisted
	<b>Location Description</b>	Central Downtown Area & Citywide LMI Areas
	<b>Planned Activities</b>	Planned activities include: WILL LIST AT THE CONCLUSION OF THE APPLICATION PROCESS
<b>4</b>	<b>Project Name</b>	CDBG: Housing Programs & Code Enforcement (2024)
	<b>Target Area</b>	Central Downtown Area

	<b>Goals Supported</b>	2A Preserve Existing Homeownership & Rental Housing Units 2B. Provide Code Enforcement in LMI Neighborhoods
	<b>Needs Addressed</b>	Preserve & Expand Affordable Housing
	<b>Funding</b>	CDBG: \$460,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 5 Household Housing Units Housing Code Enforcement: 10,000 Household Housing Unit
	<b>Location Description</b>	Central Downtown Area & Citywide LMI Areas
	<b>Planned Activities</b>	Planned activities include: Code enforcement, Department of Development & Enforcement (15): \$360,000 Neighborhood Preservation Program (14A): \$100,000
5	<b>Project Name</b>	CDBG: Section 8 Loan Repayment (2024)
	<b>Target Area</b>	Central Downtown Area
	<b>Goals Supported</b>	4B. Planned Repayment of Section 108 Loan
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$95,179
	<b>Description</b>	The City Funds 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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 1 (Section 108 Loan Repayment)

	<b>Location Description</b>	Central Downtown Area & Citywide LMI Areas
	<b>Planned Activities</b>	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

CDBG investment in Meriden is targeted primarily in its downtown neighborhoods, which contain low- to moderate-income households, sub-standard housing conditions, and a concentration of vacant or underutilized properties. The City recognizes that the revitalization of its downtown neighborhoods is linked to the revitalization of its economy as a whole. This is also the area of focus for the Meriden Choice Neighborhood Plan, the Connecticut Main Street Center “Come Home to Downtown, Act II” program, portions of the Meriden Plan of Conservation and Development, and the cooperative efforts of the Meriden Economic Development Corporation, the Midstate Chamber of Commerce, City Staff, and other local funders. This joint venture provides a visible presence in the downtown area and seeks to link prospective businesses to available business development programs and potential properties. This Annual Action Plan supports these goals to revitalize the downtown neighborhoods and the local economy while also allowing for services to be provided to income-eligible recipients in other eligible parts of the City as needed.

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

15000US090091701001, 15000US090091701002, 15000US090091702002, 15000US090091702003, 15000US090091703001, 15000US090091703002, 15000US090091706001, 15000US090091707001, 15000US090091708001, 15000US090091708003, 15000US090091708004, 15000US090091708005, 15000US090091709001, 15000US090091710001, 15000US090091711002, 15000US090091711004, 15000US090091713002, 15000US090091713004, 15000US090091714001, 15000US090091714002, 15000US090091715002, 15000US090091715003, 15000US090091716003.

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.

### Geographic Distribution

Target Area	Percentage of Funds
Central Downtown Area	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City has several mechanisms in place to ensure that funds go to the neediest individuals. First, City

Code Enforcement activities funded by CDBG are limited to the low-income census tracts outlined above. The Rehabilitation Administration activity administers the NPP program which provides zero-interest forgivable loans to qualifying low income individuals/households, with funding targeted at the central downtown area & low-income census tracts. Additionally, all sub-grantees under the Public Services category must document that the service being provided benefits low- and moderate-income families. Finally, geographic investment in the downtown area helps to leverage much needed public and private funding as Meriden revitalizes this critical target area. Such CDBG funded investment includes the Inner-City Sidewalks activities.

The City has been able to obtain millions of dollars in grants/loans from the CT Department of Economic & Community Development and the US Environmental Protection Agency for brownfield remediation projects that encourage future economic development and quality of life in central downtown area. By prioritizing investment into low/mod tracts in the Central Downtown Area, the City has been able to utilize federal CDBG funds as leverage to attract additional funds into the target area.

### **Discussion**

Percentage of funds shown in the geographic distribution table is an approximation. Included in the Central Downtown area funds are the Public Infrastructure and Facilities, Housing Program and Code Enforcement, and the Section 108 repayment projects. Also included are several Public service activities that are specifically located in the downtown, or predominantly serve the residents of downtown.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Meriden will fund homeowner housing rehab activities through the Neighborhood Preservation Program (NPP) in PY 2024. 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 whereby the loan is deferred for 5 years at which time the loan is totally forgiven. Homeowners that 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.

The City will also fund 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.

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

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

<b>One Year Goals for the Number of Households Supported Through</b>	
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

Homeowner Housing Rehabilitated: 5 Household Housing Units

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

The MHA will continue to address its existing needs in PY 2024. The following strategies are planned:

#### **Need: Shortage of affordable housing for all eligible populations**

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

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

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

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

developments.

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

- Adopt rent policies to support and encourage work.

**Other Housing Needs & Strategies:**

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

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

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

MHA conducts board meetings with residents and management staff. These meetings bring up main areas of concern voiced by residents as: 1.) safety and security, and 2.) major repairs or replacement. With specific resident concerns, the MHA can continue to work with residents to address concerns.

The MHA has a Family Self-Sufficiency (FSS) Program, which is designed to assist Section 8 and Public Housing families achieve economic independence. This HUD initiative refers participating families to services for education, career counseling, money management, job training, and placement services and much more. FSS Program Coordinators help eligible families to define goals and the steps needed to achieve them, connect to the services in need and also offer support.

The majority of the participants receive a savings account that grows as the family's earned employment income rises. Upon completion of the FSS Program the family receives the accumulated money. This money may be used to purchase a home, pay for higher education, start a business, or pursue other personal goals. Families join the program when the head of household commits to achieving personal goals within the FSS participation contract. The participant selects goals that are realistic, measurable and will help increase their income which can help them move ahead.

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

The FY 2024 MHA Annual PHA Plan, reported that the PHA was designated as "troubled." The following actions were described in the annual plan to correct this designation.



A corrective action plan has been implemented which will address and improve the scores for all the SEMAP indicators that resulted in the designation status for MHA. The MHA will produce the plan upon request. In addition, on January 4, 2023 the MHA issued an RFP for the management, oversight, and supportive services for its Housing Choice Voucher (HCV) program. The MHA interviewed and selected a vendor that has over 30 years of direct experience successfully administering HCV programs for PHA's in Connecticut. The MHA entered into an agreement with Imagineers, LLC in April and they have commenced providing the services outlined in the RFP response all focused on assisting MHA to cure the deficiencies and put in place procedures and practices in order to improve MHA's current designation and ensure compliance going forward and cause to affect the designation to a high-performing PHA.

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

### **Introduction**

During PY 2024 the City of Meriden will implement projects that impact homelessness and relieve cost burden on LMI and special needs populations. The City intends to allocate CDBG funds in PY 2024 funds to leading nonprofit organizations that in Meriden provide services to homeless individuals and families, as well as youth that are at risk of homelessness. Through its public services grants, the City also supports the operations of several non-profit organizations whose mission is to provide temporary housing services and other related counseling services for the homeless in Meriden.

### **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 activity provides shelter to homeless persons while also supporting a portion of the full-time case management position. This position provides support and coordinates service assistance for Shelter residents. Services including implementing individual evaluations, working with participants to develop activities to reach their goals, providing necessary intervention and cultivating and maintaining program links with area social service agencies, medical providers and appropriate support programs, helping to get residents into treatment, securing a job and enrolling in school

The Women and Families Center’s “Project REACH” directly benefits runaway, homeless and at-risk youth ages 18-24 by seeking out youth where they congregate and providing supportive services to build self-sufficiency and identify stable, long-term housing. The program also provides transitional housing services to young adults, economic training, and independence through job readiness programs and education.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

While the City does not directly fund emergency shelters and transitional housing, when the need arises, the City will work and coordinate with homeless service providers to meet the needs of this population

group. The following organizations specifically address 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

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 equal opportunity in 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 end chronic homelessness, and help homeless individuals, families and unaccompanied youth to transition into stable housing situations, the City intends to support public service projects that provide counseling and support services to the homeless. These programs include New Opportunities Shelter NOW, and Women and Family Center - Project REACH. In addition, the City will support the Child Guidance Clinic and Project REACH, which provide counseling to at-risk youth in order to alleviate future behavioral and other developmental problems that could lead to chronic homelessness.

The New Opportunities Shelter NOW activity provides full-time case management that works to support and coordinate service assistance for Shelter residents. Services include goals such as securing a job and enrolling in school and help homeless individuals and families transition into permanent or independent living.

The Women and Families Center’s Project REACH works with homeless and at-risk youth ages 18-24 by providing supportive services to build self-sufficiency and identify stable, long-term housing. The program

also provides transitional housing services to young adults, economic training, and independence through job readiness programs and education.

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

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

The Meriden Housing Authority has found that providing rental subsidies to households below 80% of the median income level for the area is the most cost effective and practical means to address individuals and families at risk of homelessness. The Meriden Housing Authority will secure additional Section 8 Housing Assistance vouchers as they become available so that more individuals can be served.

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

The Salvation Army Emergency Assistance Program and the New Opportunities Rental Assistance/Security Deposit Program can also provide payments directly to landlords or utility companies to assist renters in jeopardy of becoming homeless due to a financial emergency.

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

The Workforce Alliance collaborates with local police, Department of Corrections, Adult Probation, S.T.R.I.V.E, and other community-based agencies to individuals discharged from correctional facilities with employment, training and supportive services. These activities help these individuals re-enter the community and allow them to avoid situations which may lead to homelessness.

American Job Centers offer job finding assistance to ex-offenders, and also offer workshops for ex-offenders that are designed to assist them in their efforts to re-enter the community and the workforce. Workshops focus on education and training, job search and networking techniques, resume preparation and job applications, effective job interviewing techniques, how to handle employer felony questions, and

special employment programs for persons discharged from correctional facilities.

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

### **Introduction:**

Though public policies are meant to address the overall needs of citizens in Meriden, there are times where they may have a negative effect on certain aspects of the community, which in this case, are affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees, such as the City of Meriden, to affirmatively further fair housing. The primary tool communities have for identifying contributing factors for these barriers to fair housing is the Analysis of Impediments to Fair Housing Choice (AI). The overall goal of the AI is to review and assess impediments to fair housing within Meriden. HUD recently proposed an updated definition of “fair housing choice” as allowing individuals and families to have the opportunity and options to live where they choose, within their means, without unlawful discrimination related to race, color, religion, sex, familial status, national origin, or disability.” Fair housing choice would consist of three components:

- Protected Choice (Absence of discrimination)
- Actual Choice (Affordable housing options exist; information and resources available)
- Quality Choice (Available and affordable housing is decent, safe, and sanitary, and accessible)

On October 15, 2020, the City’s AI report was completed in conjunction with the 5-Year 2020-2024 Consolidated Plan. It evaluates Meriden’s current fair housing legal status, and its and public and private fair housing programs and activities and provides recommendations for fair housing initiatives critical to ensuring equal housing opportunity within the City. The following impediments to fair housing related were identified:

- Concentration of Sub-Standard Housing
- Shortage of Public Housing Funds
- High Number of Cost Burdened Renter Households
- Lack of Vacant Developable Land
- Older Housing Stock
- Shortage of Affordable Housing
- The City Faces a Growing Aging Population

The full 2020 AI can be found on the City’s Community Development webpage at the following link: <https://www.meridenct.gov/government/departments/economic-development/community-development/>

**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-for-profit housing sectors to offer up 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 included in PY 2024 Annual Action Plan were chosen for the range and quality of services and programs geared toward the most vulnerable Meriden residents, and for their alignment with the priorities detailed in the City's Five-Year Consolidated Plan. These projects will address a number of the planning objectives of the City of Meriden to address obstacles to meeting underserved needs; foster and maintain safe and affordable housing; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The allocation of funding in PY 2024 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 and entrepreneurship training.
- Employment opportunities for mentally disabled adults.
- Homelessness prevention and outreach.
- Emergency shelter and referral services.
- Homecare for the elderly.
- Outreach, education and treatment related to the opioid crisis.

PY 2024 will also include funding to continue the City's Inner City Sidewalk improvement activities. This project will remove deteriorated sidewalks and make improvements that provide a safer walking environment for the residents in qualifying census tracts in central downtown area neighborhoods of Meriden. The City has seen improvements in these neighborhoods where the City has invested in new sidewalks.

### **Actions planned to foster and maintain affordable housing**

In PY 2024, the City did not add any new rehab activities, however the City will continue ongoing activities in the Neighborhood Preservation Program (NPP) with funds from previous program years and revolving loan funds. The NPP works to increase affordable, decent housing in the City's central downtown area by providing zero-interest forgivable loans for single-unit and multi-unit residential rehabilitation projects



within the target area.

This program is administered as part of the Rehabilitation Administration activity, with the loans to be funded by the NPP program's Revolving Loan Fund. Interested property owners may be eligible if their residential structures are located within the designated strategy areas and meet the income eligible guidelines of the program.

The goals of the program are to continue in the recovery of the downtown area residential areas through housing rehab; bring housing units in the downtown area up to housing, building and fire safety code standards; increase the stability and attractiveness of older residential neighborhoods; and ultimately enhance the quality of life for residents in Meriden.

### **Actions planned to reduce lead-based paint hazards**

Funding provided to City staff through the Housing category will in part cover housing inspections throughout targeted geographic areas in Meriden and will address lead paint hazards as needed. Households with CDBG-backed loans through the Neighborhood Preservation Program that were built prior to 1978 will be tested for lead based paint hazards if any work is to be performed that would pose a potential hazard to occupants.

The City also provides Childhood Lead Poisoning Prevention through the Health and Human Services Department's clinical services. The clinic office provides free childhood lead poisoning prevention screening.

### **Actions planned to reduce the number of poverty-level families**

The activities describe in the AP-35/38 work directly to address and reduce the number of poverty level families in Meriden. The City will work to provide those in need of temporary housing and counseling services, including adults and children who are victims of domestic violence and sexual abuse, access to needed services in Meriden. Projects will provide a suitable living environment by making services accessible to needy individuals. Further, employment training, entrepreneurship programming, literacy training for both children and non-English speakers are all designed to provide residents with the skills and knowledge to improve the quality of their life as well as their families.

### **Actions planned to develop institutional structure**

CDBG administrative funds will contribute to the administration of the CDBG Program and help ensure that the City meets the statutory and regulatory objectives outlined as a condition of participation in the program. The Economic Development Director and Grants Administrator will take the following actions to ensure that needed services are coordinated between the City, subrecipient organizations carrying out

CDBG activities, and the public who benefit from the CDBG-funded activities:

- Post CDBG Program materials and announcements, such as the availability of the Annual Plan, CAPER, and RFP documents in the local newspaper and on the City’s website [www.meridenct.gov](http://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 Development Department (EDD) will continue to work with the Meriden Housing Authority and local housing and community development providers. The Meriden Housing Authority will continue to reduce the barriers to affordable housing by providing Section 8 vouchers and to provide first-time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market. EDD will also work with developers of new rental housing construction in the targeted Transit Oriented Development (TOD) zoning district area to ensure that historic tax credits and other state and federal programs leverage adequate affordable housing opportunities for residents.

## Program Specific Requirements

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

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	0
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
<b>Total Program Income:</b>	<b>0</b>

### 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%