



2021 Annual Action Plan

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Economic Development Department
142 East Main Street
Meriden, CT 06450

Annual Action Plan
2021

1

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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 individuals and special needs communities. As a HUD entitlement community, the City is required to submit a 5-Year Consolidated Plan which includes the Citizen Participation Process, the Needs Assessment, the Market Analysis and a Strategic Plan which explains how priority needs of the community identified in this Plan translate to goals and objectives. The Strategic Plan includes broad strategies to advance goals related to improving public facilities and infrastructure, economic development and public services that will improve the quality of life of Meriden's residents. The Annual Action Plan (AAP) outlines the City's planned projects and activities to address identified priority needs and specific goal objectives during each program year of the Five-Year Consolidated Plan.

This plan is the City's Program Year 47 (PY 2021) AAP running from July 1, 2021 to June 30, 2022. The City has been allocated CDBG funds of \$1,072,055 by HUD to carry out its projects and activities in the program year.

2. Summarize the objectives and outcomes identified in the Plan

The City of Meriden has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and 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:

Expand/Improve Public Infrastructure & Facilities

- 1A. Expand Public Infrastructure
- 1B. Improve Public Infrastructure Capacity
- 1C. Improve Access to Public Facilities

Preserve & Expand Affordable Housing

- 2A. Preserve Existing Homeowner & Rental Housing Units
- 2B. Provide Code Enforcement in LMI Neighborhoods
- 2C. Provide for Homeownership Assistance

Public Services & Quality of Life Improvements

- 3A. Provide Supportive Services for Special Needs
- 3B. Provide Vital Services for LMI Households

Economic Development

- 4A. Provide for Small Business Assistance
- 4B. Planned Repayment of Section 108 Loan

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, vital and 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 current Consolidated Plan, the City's previous Consolidated Plan, and the PY 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

According to the most recent PY 2019 CAPER, the City made significant progress in all its housing and community development goals. These accomplishments are listed below:

Affordable Housing: Through the City's Neighborhood Preservation Program (NPP) one household received financial assistance to pay for various repairs. Several applications were received however a majority of the applications were denied because they did not qualify for the program in some way. The City will work to identify more households in need of this assistance. Code enforcement activities also benefitted households in the downtown LMI area.

Public Facility & Infrastructure Improvements: An estimated 30,220 persons in downtown LMI areas benefitted from public infrastructure improvements to sidewalks that provided for a safer walking environment. Public facility improvements were also made in Washington Park that benefit 280 youth with an upgrade to the equipment room and space for safety classes for the Meriden Youth Football League.

Public Services: The City and its subrecipients provided public services which helped to improve the quality of lives for the special needs and LMI population in Meriden. A total of 52,694 persons were served in PY2019. Services for special needs groups included senior services, persons with disabilities, victims of domestic violence, and persons experiencing substance abuse. Services for LMI persons included youth enrichment and prevention, health and mental health services, food banks, housing service programs, employment services and literacy programs.

Homeless Prevention: There were 369 persons who received homeless overnight shelter services. These services were at the New Opportunities Shelter NOW facility. As well, 59 persons received emergency

financial assistance for homeless prevention. The City is exploring direct services to help meet this need.

Economic Development: There were 103 persons who had employment training. These trainings covered topics such as computer and financial literacy and as well case management was provided to enhance opportunities for job placements. Employment training and jobs was also provided to 15 adults with intellectual disabilities to perform litter patrol at City parks.

4. Summary of Citizen Participation Process and consultation process

The City followed its Citizen Participation Plan closely in soliciting citizen input for the PY 2021 Annual Action Plan. A series of public hearings were 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 AP-12 Citizen Participation section details the citizen participation outreach efforts of the City of Meriden.

5. Summary of public comments

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

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

All comments were accepted.

7. Summary

The 2021 AAP is the second year of the 5-Year 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

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

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

The Community Development Manager and Grants Administrator of the City of Meriden is responsible for the coordination, oversight and general monitoring of all activities funded with CDBG. In addition, the CDBG program is staffed with an Administrative Secretary who assists in application intake, contract management, financial management and general file maintenance. The Economic Development Director also assists with administration of specific CDBG funded activities and overall program compliance issues as necessary. The Neighborhood Preservation Specialist is also involved with the administration of the CDBG funded Neighborhood Preservation Program by reviewing applications, determining 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 Community Development Manager and Grants Administrator ensures compliance with Federal regulations through review of grant application funding requests, recipient contracts, quarterly performance reports, and subgrantee monitoring. All financial transactions are conducted through the City's Finance Department, and are subject to the annual audit of the City's municipal finances.

Consolidated Plan Public Contact Information

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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 Plan documents. The City adheres closely to its Citizen Participation Plan.

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

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. The Meriden Soup Kitchen 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 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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Rushford
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
2	Agency/Group/Organization	New Opportunities of Greater Meriden (NOGM)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
3	Agency/Group/Organization	Children First Initiative
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
4	Agency/Group/Organization	Making Meriden Business Center
	Agency/Group/Organization Type	Services-Employment Business Leaders

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
5	Agency/Group/Organization	Franciscan Home Care and Hospice Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
6	Agency/Group/Organization	Women and Families Center
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.
7	Agency/Group/Organization	Joy Unlimited Outreach Ministries
	Agency/Group/Organization Type	Faith-based Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with community and housing development needs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Meriden	The City works with its partners such as the Meriden Housing Authority and local nonprofits such as Women and Families Center, The Salvation Army, and New Opportunities to address homelessness in the City.
Meriden Choice Neighborhood Plan	City of Meriden	The Meriden Choice Neighborhood Plan is the revitalization plan for downtown and the City of Meriden.
Making Meriden Business Center	Making Meriden Business Center Partners	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.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City 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 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.

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 followed its Citizen Participation Plan closely in soliciting citizen input for the PY 2021 Annual Action Plan. A series of public hearings were 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.

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 virtual public hearing was held on March 31, 2021 at 6:00 PM via TEAMS meeting to discuss the 2021 AAP.	There were no comments received from the public.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	A virtual public hearing was held on April 6, 2021 at 5:30 PM via TEAMS meeting to discuss the 2021 AAP.	All comments accepted.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	30 Day Public Comment Period	Non-targeted/broad community	A 30-day public comment review period was held from April 3, 2021 to May 3, 2021 to allow the public an opportunity to review and make comments on the draft 2021 Annual Action Plan. The plan was available on the City website and at the EDD office. Written comments could be sent to the EDD at the Community Development Office, Room 134, 142 East Main Street, Meriden, CT 06450 or emailed to: jfeest@meridenct.gov	All comments accepted.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	A public hearing was held at the Human Services Committee meeting on April 15, 2021 at 5:30 PM via TEAMS meeting to discuss the 2021 AAP.	All comments accepted.	All comments were accepted.	
4	City Council	Non-targeted/broad community City Council	City Council to approve the 2021 AAP May 3, 2021	All comments accepted. City Council will vote to approve the plan.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The expected annual CDBG allocation for Program Year 47 (PY 2021) is \$1,072,055 and has been confirmed as HUD made available municipal entitlement award amounts on the HUD Exchange.

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	1,072,055	0	0	1,072,055	3,216,165	Expected amount available for the remainder of the ConPlan is estimated to be 3x more years of the annual allocation.

Table 5 - Expected Resources – Priority Table

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

The City makes efforts to leverage federal and state agency resources to meet the needs identified in its Consolidated Plan. The City has secured a Section 108 Loan of \$1,500,000 to leverage a \$300,000 DECD Brownfields Pilot grant and \$400,000 in U.S. EPA Brownfields funds to complete demolition and environmental remediation of the former Insilco Factory H building at 77 Cooper and 104 Butler Streets. Redevelopment of the Meriden Green, Meriden Transit Center, and Factory H areas are projects that are being or were facilitated with HUD Challenge Grant funding as well as significant investment by the State of Connecticut. Additionally, the City has received a \$2,000,000 grant and \$2,000,000 loan from the Connecticut Department of Economic and Community Development, and 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 also 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 the 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.

Several activities, including the Rental Assistance/Security Deposit Program run by New Opportunities, have also been able to leverage additional grant funds as a result of the CDBG funds allocated to them in the past.

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

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 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 – are being or 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 "other funding source" is our Neighborhood Preservation Program (NPP) Revolving Loan Fund (RLF). It is funding that is used solely for NPP, which provides low-interest, forbearance 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. All accomplishments are reported under IDIS Activity 622, NPP Loans 2011.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$111,023	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	1B. Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$111,023	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$111,023	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	2A. Preserve Existing Homeowner & Rental Hsg Units	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$188,826	Homeowner Housing Rehabilitated: 5 Household Housing Unit
5	2B. Provide Code Enforcement in LMI Neighborhoods	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$188,826	Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	3A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$123,401	Public service activities other than Low/Moderate Income Housing Benefit: 22000 Persons Assisted
7	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$123,401	Public service activities other than Low/Moderate Income Housing Benefit: 22000 Persons Assisted
8	4B. Planned Repayment of Section 108 Loan	2020	2024	Non-Housing Community Development	Central Downtown Area	Economic Development	CDBG: \$114,534	Other: 1 Other

Table 6 – Goals Summary

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Goal Descriptions

1	Goal Name	1A. Expand Public Infrastructure
	Goal Description	Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.
2	Goal Name	1B. Improve Public Infrastructure Capacity
	Goal Description	Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance.
3	Goal Name	1C. Improve Access to Public Facilities
	Goal Description	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.
4	Goal Name	2A. Preserve Existing Homeowner & Rental Hsg Units
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
5	Goal Name	2B. Provide Code Enforcement in LMI Neighborhoods
	Goal Description	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.
6	Goal Name	3A. Provide Supportive Services for Special Needs
	Goal Description	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.

7	Goal Name	3B. Provide Vital Services for LMI Households
	Goal Description	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.
8	Goal Name	4B. Planned Repayment of Section 108 Loan
	Goal Description	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.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects to be carried out in Program Year 47 (PY 2021) are listed below.

Projects

#	Project Name
1	CDBG: Administration (2021)
2	CDBG: Public Facilities & Infrastructure (2021)
3	CDBG: Public Services (2021)
4	CDBG: Housing Programs (2021)
5	CDBG: Economic Development (2021)

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 2021 CDBG funding. Unfortunately, the amount of funds requested for activities significantly exceeds the amount of funds available.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (2021)
	Target Area	Central Downtown Area
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities 2A. Preserve Existing Homeowner & Rental Hsg 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
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Expand Affordable Housing Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: \$107,205
	Description	Citywide administration of the CDBG program in the 2021 PY.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Central Downtown Area& Citywide LMI Areas
	Planned Activities	Staff salaries, planning, general admin of the CDBG program in PY 2021.
2	Project Name	CDBG: Public Facilities & Infrastructure (2021)
	Target Area	Central Downtown Area
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$292,866

	Description	The city will work to expand and improve access to public infrastructure through development activities for LMI persons and households. The city will also 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.).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities Benefit: 15,000 LMI Persons Assisted
	Location Description	Central Downtown Area & Citywide LMI Areas
	Planned Activities	Planned activities include: Department of Public Works, Replacement of Deteriorated Sidewalks Public Facilities
3	Project Name	CDBG: Public Services (2021)
	Target Area	Central Downtown Area
	Goals Supported	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$220,000
	Description	The city will work to provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and also includes services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities Benefit: 44,000 LMI Persons Assisted
	Location Description	Central Downtown Area & Citywide LMI Areas

<p>Planned Activities</p>	<p>Planned activities for public services include:</p> <p>Advocacy Academy Accomplished Education</p> <p>Ball Headz - Summer Day Camp</p> <p>Beat The Street Community Center - Youth Programs</p> <p>Boys and Girls Club - Youth Programs</p> <p>Casa Boricua de Meriden - Information and Referrals (case management)</p> <p>Catholic Charities - Meriden Family Center, Parenting Services</p> <p>Change The Play - Summer Meals</p> <p>Change The Play - Clubhouse</p> <p>Child Guidance Clinic for Central CT</p> <p>Coalition on Housing and Homelessness - Warming Center</p> <p>Farmers Market - The Doubling Dollars Program</p> <p>Franciscan Home Care and Hospice Care - Health and Mental Health</p> <p>Gallery 53 Mosaic Magic Program</p> <p>Girls Incorporated - Youth Program</p> <p>Kuhn Employment Opportunities - City Parks Litter Patrol Program</p> <p>Literacy Volunteers</p> <p>Meriden Raiders</p> <p>New Opportunities - New Beginnings Shelter (homeless services)</p> <p>New Opportunities - Rent/Mortgage/Utilities Assistance</p> <p>Nutmeg Big Brothers Big Sisters - Youth Mentoring</p> <p>Our House Meriden - Afterschool Program</p> <p>Soup Kitchen - Provides Meals</p> <p>Subscribe 2 Love - Project Grow</p> <p>The Salvation Army - Rental and Utility Payment Assistance, Literacy Education</p> <p>Wallingford Chrysalis - Transitional Housing (services for victims of domestic violence)</p> <p>Women and Families Center - Robyn's House and WYSH House (services)</p>
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4	Project Name	CDBG: Housing Programs (2021)
	Target Area	Central Downtown Area
	Goals Supported	2A. Preserve Existing Homeowner & Rental Hsg Units 2B. Provide Code Enforcement in LMI Neighborhoods
	Needs Addressed	Preserve & Expand Affordable Housing
	Funding	CDBG: \$350,851
	Description	The city will provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households. The city will also 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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 5 Household Housing Unit Housing Code Enforcement: 5,000 Household Housing Unit
	Location Description	Central Downtown Area & Citywide LMI Areas
	Planned Activities	Planned activities include: Code enforcement, Department of Development & Enforcement Housing rehab, Department of Economic Development
5	Project Name	CDBG: Economic Development (2021)
	Target Area	Central Downtown Area
	Goals Supported	4B. Planned Repayment of Section 108 Loan
	Needs Addressed	Economic Development
	Funding	CDBG: \$101,133
	Description	The city will work to provide economic development support using funds to assist small businesses in the jurisdiction. Funds will go towards the Section 108 Loan Repayment.
	Target Date	6/30/2022

Estimate the number and type of families that will benefit from the proposed activities	Other: 1 (Section 108 Loan Repayment)
Location Description	Central Downtown Area & Citywide LMI Areas
Planned Activities	Section 108 Loan Repayment: Repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site.

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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 as expressed through the “Making Meriden Business Center”. This joint venture provides a visible presence in the downtown and seeks to link prospective businesses to available business development programs and potential properties. This Annual Plan supports these goals to revitalize the downtown neighborhoods and the local economy while also allowing for services to be provided to income-eligible recipients in other parts of the City as needed.

CDBG allocations provide support for activities that benefit low- to moderate-income households, 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 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 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.

Moreover, the Rehabilitation Administration activity administers the NPP program which provides low-interest 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 need public and private funding as Meriden revitalizes this critical target area. Such CDBG funded investment includes the Inner-City Sidewalks activity. Additionally, 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.

Discussion

Percentage of funds shown in the geographic distribution table is an approximation. Included in the Central Downtown area funds are the Public Facilities, Housing, 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.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Applications supporting affordable housing include housing rehabilitation administration and City code enforcement staff. Housing rehabilitation for low- to moderate-income homeowners will be targeted in the Central Downtown Area and citywide in low/mod block group areas.

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

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

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

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

Discussion

CDBG: Homeowner Housing Rehabilitated: 5 Household Housing Unit

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 and the MHA operate independently, and therefore the Economic Development Department'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 with the following strategies in PY 2021 to address the needs of public housing in Meriden.

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

developments.

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

- Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

The 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 conducted a series of meetings with residents and management staff. These meetings brought up two main areas of concern voiced by residents: 1.) safety and security, and 2.) major repairs or replacement. With a list of specific resident concerns, the MHA can continue to work with residents to address concerns.

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

Not applicable as the PHA is not designated as troubled.

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

Introduction

The City intends to allocate CDBG funds in PY 2021 funds to two separate organizations (New Opportunities and the Women and Families Center) that provide services to homeless individuals and families, as well as youth that are at risk of homelessness. Through its public services grants, the City supports the operations of several private non-profit organizations whose mission is to provide temporary housing services and other related counseling services for the homeless in Meriden. During PY 2021 the City of Meriden will implement projects that impact homelessness and relieve cost burden on LMI and special needs populations. The City also intends to allocate CDBG funds for security deposit and rent assistance that is intended to keep families and individuals who cannot afford to make an initial security deposit or who run into temporary difficulty making a rent payment from falling into homelessness.

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 12-24 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

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 individuals residing in Meriden with low and moderate incomes. The Meriden Housing Authority has the following goals to address homeless needs and to prevent homelessness:

- “Expand the supply of assisted housing”
- “Increase assisted housing choices”
- “Promote self-sufficiency and asset development of families and individuals”
- “Ensure equal opportunity in housing for all Americans”

The Meriden Housing Authority will 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 homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

to alleviate future behavioral and other developmental problems that could lead to chronic homelessness.

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

The Meriden Housing Authority has found that providing rental subsidies to households below 80% of the median income level for the area is the most cost effective and practical means to address 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.

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.

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)

In 2020, an AI report was developed 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

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.

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AP-85 Other Actions – 91.220(k)

Introduction:

The projects included in PY 2021 Annual Action Plan were chosen for the range and quality of services and programs geared toward the most vulnerable Meriden residents, and for their alignment with the priorities detailed in the City's Consolidated Plan. These projects will address a number of the planning objectives of the City of Meriden to: address obstacles to meeting underserved needs; foster and maintain 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 2021 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 sports, arts, 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 2021 will also include funding to continue the City's Inner City Sidewalk program. This project will remove deteriorated sidewalks and provide a safer walking environment for the residents of the targeted inner-city neighborhoods in the qualifying census tracts in 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

The City of Meriden will provide low-interest forbearance loans for single-unit and multi-unit residential rehabilitation projects within the target area. This includes continuation of the Neighborhood Preservation Program (NPP) to increase affordable, decent housing in the City's central downtown 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.

The New Opportunities Security Deposit Program will also provide residents who otherwise would not be

able to afford an apartment with the assistance needed to gain entry to the rental market. Salvation Army's Emergency Assistance Program will also aid renters who may otherwise have to make the nearly impossible choice of whether to pay rent or buy food/pay bills.

Actions planned to reduce lead-based paint hazards

Funding provided to City staff through the Housing category will in part cover housing inspections throughout targeted geographic areas in Meriden, and will address lead paint hazards as needed. Homes issued CDBG-backed loans through the Neighborhood Preservation Program with children younger than six years old residing in them will be tested for lead based paint hazards if any work is to be performed that would pose a potential hazard to occupants.

Actions planned to reduce the number of poverty-level families

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 Community Development Manager and Grants Administrator will take the following actions to ensure that needed services are coordinated between the City, subrecipient organizations carrying out CDBG activities, and the public who benefit from the CDBG-funded activities:

- Post CDBG Program materials and announcements, such as the availability of the Annual Plan, CAPER, and RFP documents in the local newspaper and on the City's website www.meridencct.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 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. The Economic Development Department will 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.

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Program Specific Requirements

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

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
Total Program Income:	0

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.	80.00%

Discussion:

For the purposes of this PY 2021 Annual Action Plan, the Revolving Loan Fund (RLF) for the Neighborhood Preservation Program (NPP) was not entered as program income. The rationale behind this is that since the RLF was set up specifically for the NPP program, and since the funds are held in a separate account, the funds are designated for use in the NPP program only. The RLF and its associated funds were not set up to be used to fund different activities, thus it does not have the same flexibility of use that traditional program income does. Additionally, the fund doesn't need to be spent entirely prior to spending money on other activities per CDBG regulations.

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