

CITY OF MERIDEN



Consolidated Annual
Performance & Evaluation Report
Program Year CD 38

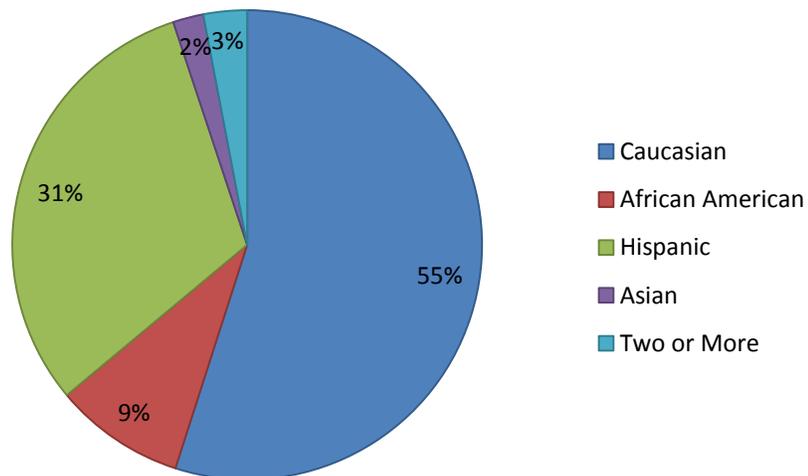
2012

I. Executive Summary

The City of Meriden is located in New Haven County and is situated between the Cities of Hartford and New Haven Connecticut. As of 2012 the City's population was recorded at approximately 60,638. Though the City of Meriden has a diverse population it is mainly comprised of White/Caucasian residents representing 55% of the population in 2011.

Being aware of the income profile for the City of Meriden is an important factor that can help identify the needs of low-and moderate-income persons and reveal income trends leading to poverty in specific target areas throughout the community. Income is directly related to increasing housing opportunity. Meriden's median household income as of 2011 was \$49,144. Approximately 18% of Meriden's population lives below the poverty level, of which, 23% are families with children under the age of 18. Female-headed households with children under 18 living below poverty account for 39% of the population and 8% of persons in poverty were 65 years or older.

Racial Composition *Data from 2010 Census



The primary racial makeup of Meriden's population is 55% Caucasian, 31% Hispanic, 9% African American, and 2% Asian. An additional 3% classified themselves as more two or more races. Recognizing the racial and ethnic composition of a community can help to address impediments to fair housing such as language barriers and allows a community to properly address housing discrimination based on race.

Strategic Plan Objectives

Meriden's 2010-2015 Consolidated Plan identifies objectives for addressing community needs consistent with HUD's objectives of providing decent affordable housing, creating a suitable living environment, and increasing economic opportunity. The City's primary mission in addressing community need is:

- **To regenerate the City of Meriden from within by revitalizing its inner-city neighborhoods, maximizing its economic development potential, and enhancing its residents.**

The Consolidated Plan identifies the following goals which are used to structure the City's community development programs:

Decent Housing (DH)

- Maintain and rehabilitate existing housing stock.
- Retain housing stock in standard, livable condition.
- Reduce and eliminate slum and blighting influences.
- Reduce severe cost burden problems of rental households.
- Promote development and expand homeownership opportunities.
- Reduce isolation and increase housing choice for lower income persons.
- Reduce and prevent lead poisoning.
- Provide for the housing needs of the homeless and special needs populations.
- Upgrade and improve local infrastructure.

Suitable Living Environment (SL)

- Improve safety and security.
- Reduce youth gang involvement and provide other youth services.
- Promote neighborhood and tenant associations and cohesion to empower residents.
- Provide and expand day care services.
- Establish efficient, cost effective, safe and economically productive transportation.
- Reduce the incidence and effects of child abuse, neglect, and sexual assault.
- Provide services for Hispanic persons to participate in economic and housing opportunities.
- Promote and assist energy conservation.
- Reduce substance abuse and teen pregnancy.
- Reduce illiteracy.
- Increase access to medical care.
- Promote and expand the arts, entertainment and recruitment venues and opportunities.
- Provide and assist services that enable persons to maintain an independent living status.
- Ensure that needed behavioral health services are maintained.

Create Economic Opportunities (EO)

- Redevelop underutilized or vacant properties.

- Promote the growth of small business and entrepreneurial enterprises.
- Retain and expand existing industries.
- Recruit and attract new industries and businesses.
- Develop and/or adapt the skills of the local labor force to ensure worker employability.
- Expand employment opportunities for economically disadvantaged, long-term unemployed and special needs population through work training, supportive services, and life skills training.
- Promote self sufficiency for persons in public housing and/or receiving Section 8 assistance.
- Improve transportation corridors, hubs, and gateways of the City to improve its image.
- Establish an economically stable, vibrant, and sustainable downtown.

Initiatives in Meeting Strategic Plan Objectives

The City of Meriden has made significant strides in meeting strategic plan objectives in the CD 38 program year. The City expended approximately 93% of its CDBG allocation on activities benefiting low and moderate income persons. During CD 38, Meriden committed an estimated \$1 million for activities meeting its strategic plan objectives of providing decent housing, providing a suitable living environment, and creating economic opportunity. Lack of funding makes it difficult to address all strategic plan objectives in one program year. As a result, Meriden funds high priority projects to the extent possible. In CD 38, Meriden was able to funds projects that directly addressed specific strategic plan objectives including:

Housing - \$412,705

2012 Projects

- Code Enforcement
- NPP Program

Strategic Plan Objectives Addressed

- Maintain and rehabilitate existing housing stock.
- Retain housing stock in standard, livable condition.
- Reduce and eliminate slum and blighted influences.
- Reduce and prevent lead poisoning.

Suitable Living Environment - \$ 216,871

2012 Projects

- Sidewalk Improvements
- Elderly Services
- Handicapped Services
- Legal Services
- Youth Services

- Domestic Violence Services
- Mental Health Services

Strategic Plan Objectives Addressed

- Reduce youth gang involvement and provide other youth services.
- Reduce incidents and effects of child abuse, neglect, and sexual assault.
- Provide services for Hispanic persons to participate in economic and housing opportunities.
- Reduce substance abuse and teen pregnancy.
- Reduce illiteracy.

Economic Opportunity - \$145,270

2012 Projects

- Employment Training
- Section 108 Loan Factory H

Strategic Plan Objectives Addressed

- Expand employment opportunities for economically disadvantaged, long-term, unemployed, and special needs populations through work training, supportive services, and life skills training.

The City met citizen participation requirements by conducting extensive public outreach including two public hearings, a 30-day public comment period on the 2012 Action Plan, and council approval of recommended 2012 program activities and the final budget. The City coordinated with local non-profits and other organizations in the implementation of its programs to ensure the greatest impact in addressing community needs. In CD 38, Meriden allocated funds for housing, public service, and economic development activities targeted at assisting low-and moderate-income persons.

Resources Available

The City of Meriden received \$776,060 of Community Development Block Grant (CDBG) funding for the CD 38 Program Year. The City re-programmed \$130,019 of unexpended funds from previous program years and had a balance of approximately \$101,705 of NPP revolving loan funds to start the 2012 program year. Total available funding for the CD 38 Program Year was \$1,007,784. The City also coordinates with local agencies that may receive other state or federal assistance for the provision of services.

The City of Meriden funds activities consistent with the goals and objectives of the 2010-2015 Consolidated Plan and activities having the greatest impact on addressing community needs. As in previous years, the City funded various activities in CD 38 intended to improve housing conditions, improve the living environment, and provide economic opportunities in Meriden's inner-City neighborhoods.

Funding Distribution by Objective

July 1, 2012 – June 30, 2013

Program Objective	Resources Available	Resources Committed	Resources Expended	Program Income
Decent Housing	\$412,705	\$412,705	\$234,078	\$23,498 (revolving loan fund)
Suitable Living Environment	\$216,871	\$216,871	\$108,039	N/A
Economic Opportunity	\$145,270	\$145,270	\$10,400	N/A

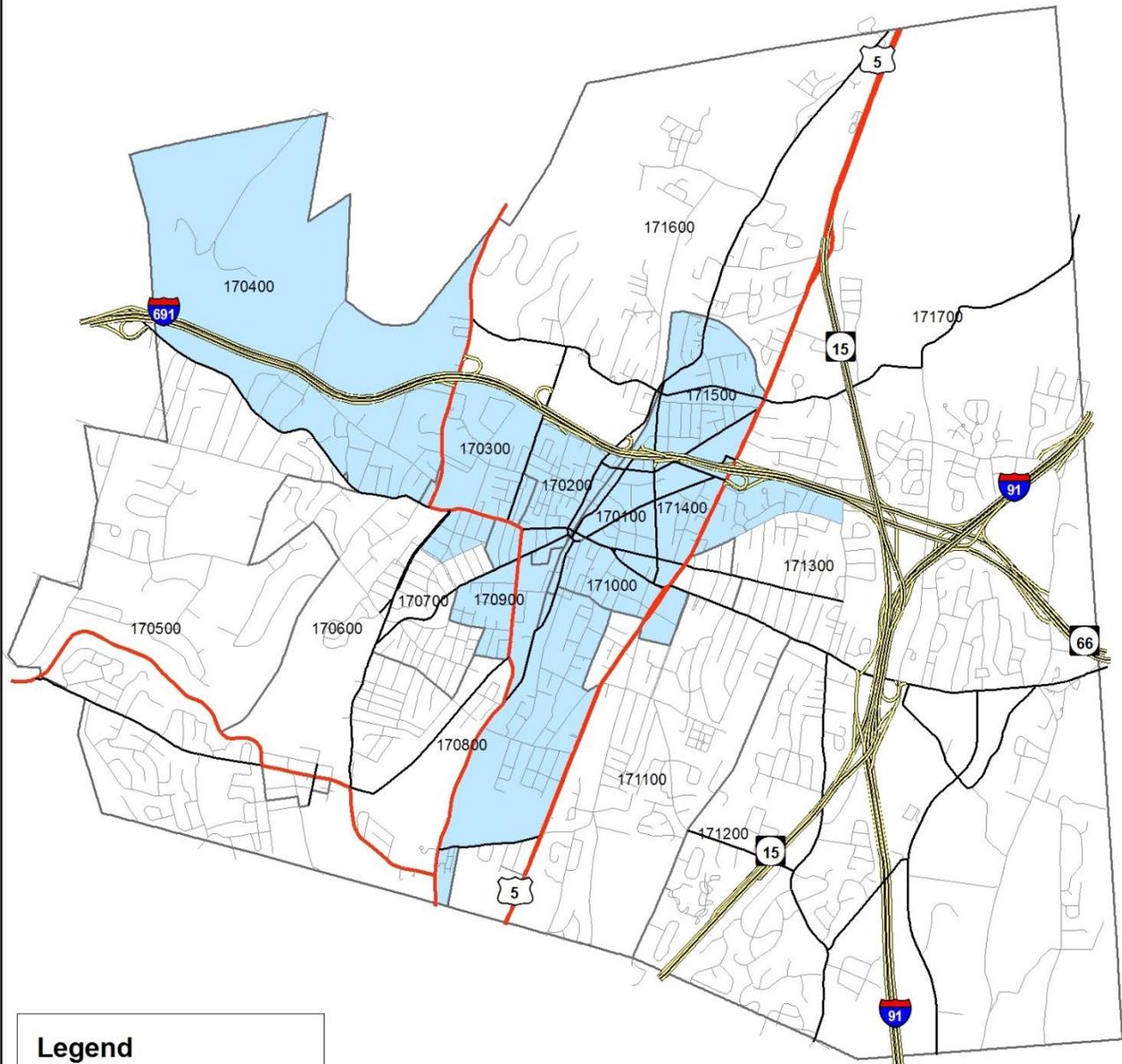
* Available/committed/expended funds include CD 38 CDBG funds and Re-Programmed funds. For Decent Housing objective, NPP revolving loan funds are included.

Geographic Distribution/Demographics

The City of Meriden primarily funded activities benefitting census tracts 1701-1704, 1708-1710 and 1713-1715 which have above average levels of minorities and/or low income residents. There may have been additional census tracts where specific eligible block groups were funded, such as 1706. The maps below identify CDBG expenditure locations, target areas, and minority concentrations.

City of Meriden Low and Moderate Income Target Area

A CDBG Target Area (low and moderate income area) is defined as a census block group where 51% of all households had an income of 80% or less of the median income in 2000.



Legend

- ALL CENSUS TRACTS
- CDBG TARGET AREA

MARCH 2010



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GIS Services, MIS Department
142 East Main St, Meriden, CT
203-630-4148

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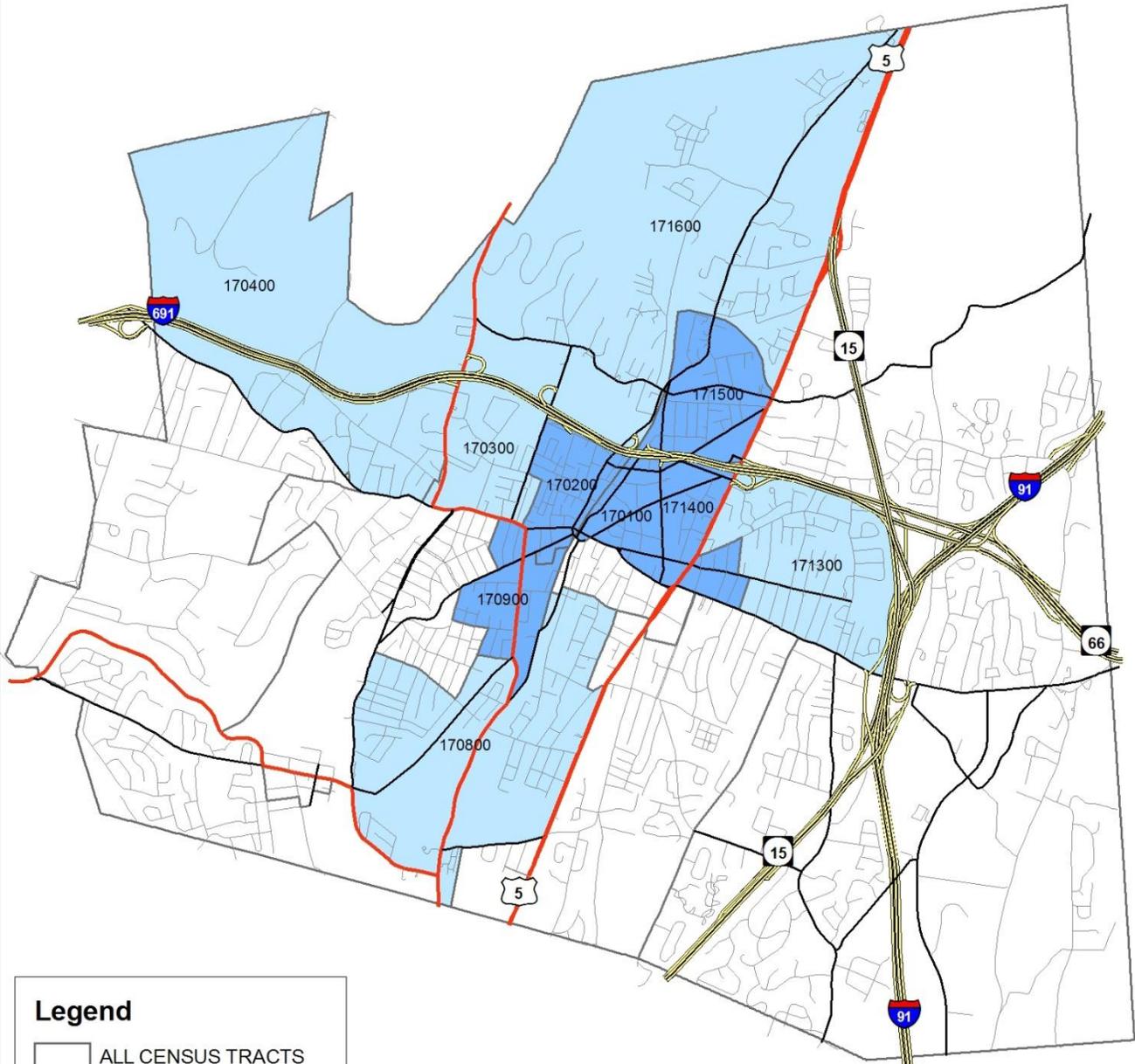
Source: Census 2000

1 inch = 4,000 feet

City of Meriden African American Concentration Map

Concentration: a census tract with a greater percentage than that group's overall percentage representation in the City

High Concentration: a census tract with twice that group's overall percentage representation in the City



Legend

-  ALL CENSUS TRACTS
-  CONCENTRATION
-  HIGH CONCENTRATION

MARCH 2010



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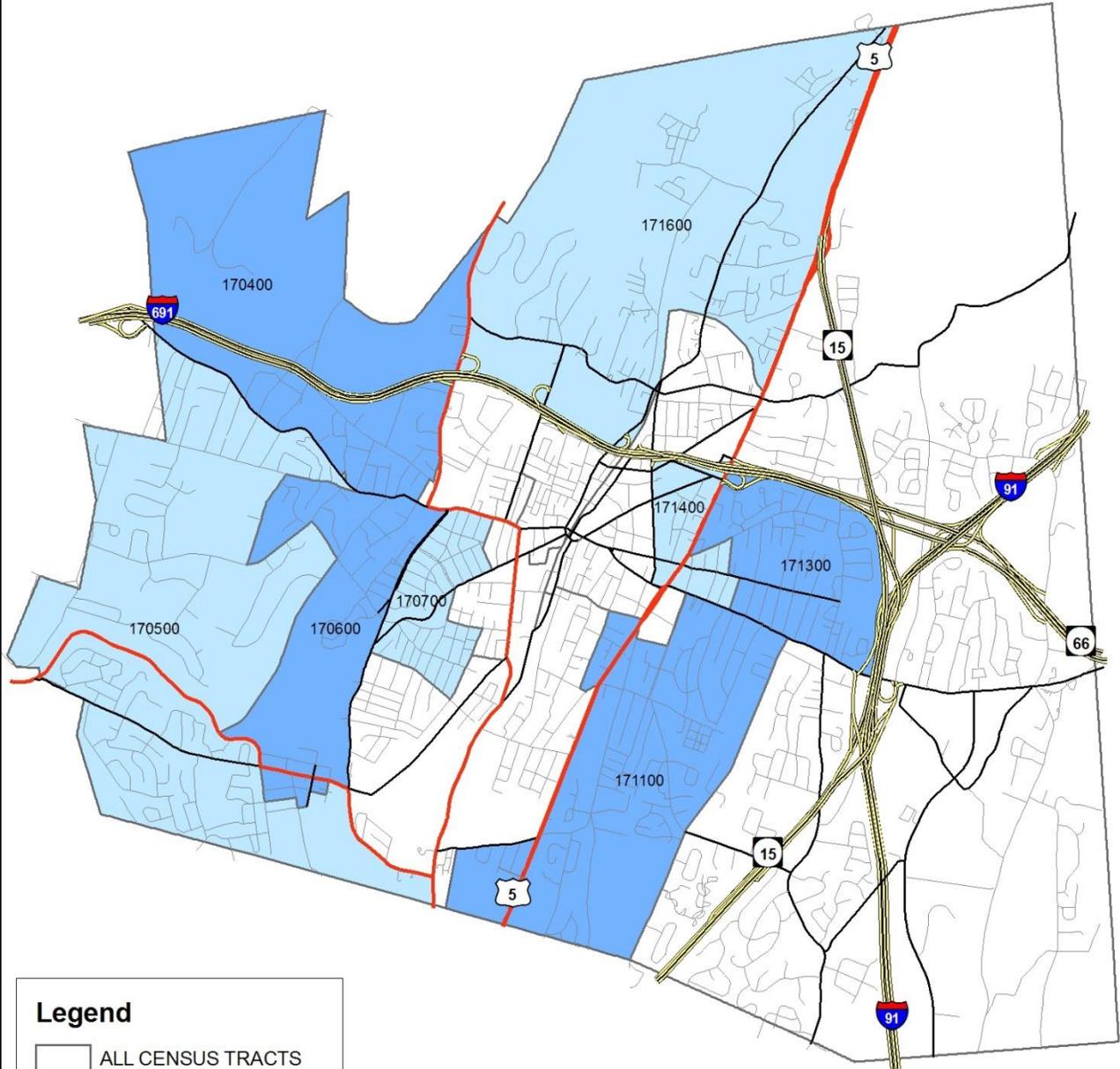
Source: Census 2000

1 inch = 4,000 feet

City of Meriden Asian American Concentration Map

Concentration: a census tract with a greater percentage than that group's overall percentage representation in the City

High Concentration: a census tract with twice that group's overall percentage representation in the City



Legend

-  ALL CENSUS TRACTS
-  CONCENTRATION
-  HIGH CONCENTRATION

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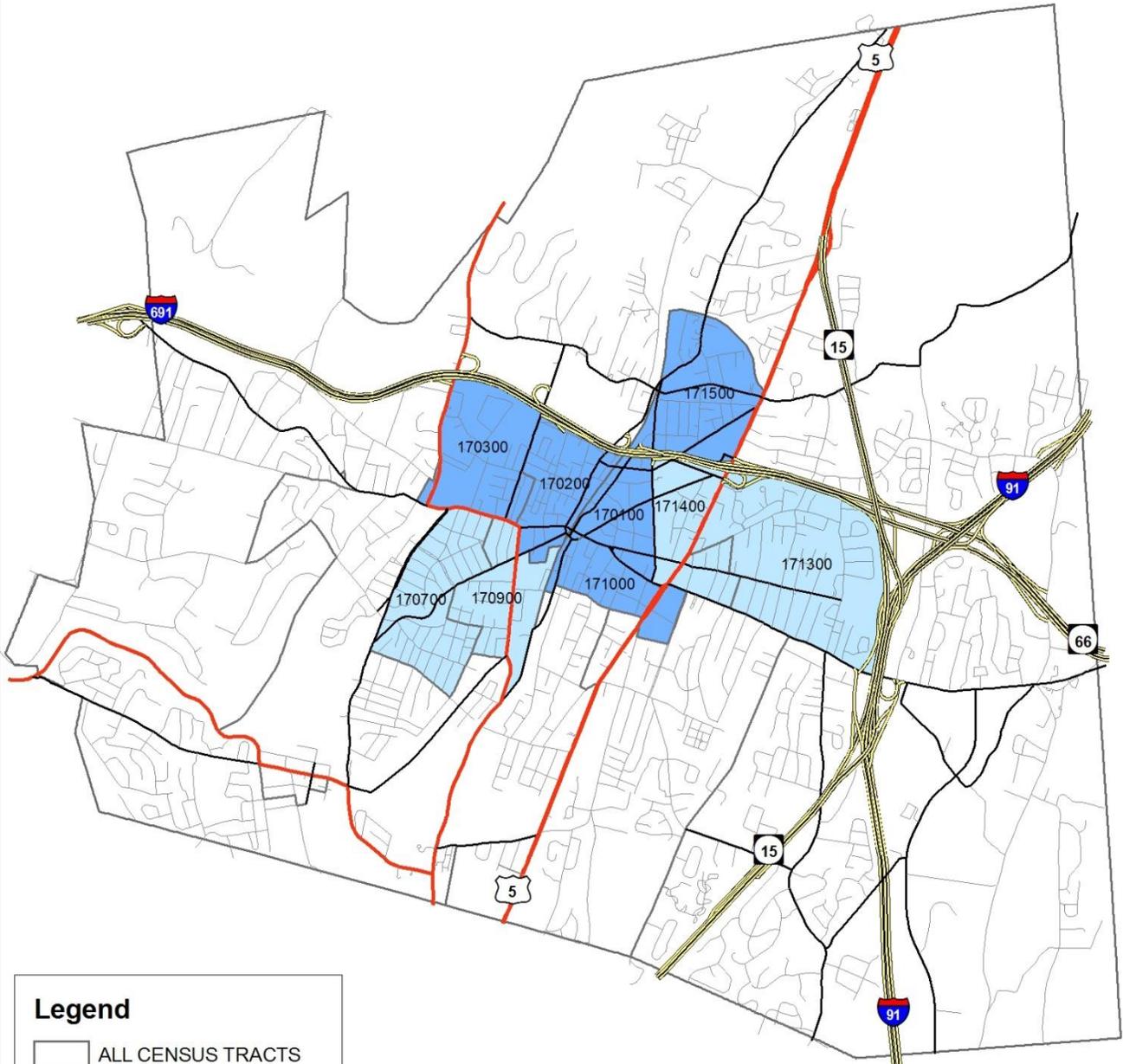
Source: Census 2000

1 inch = 4,000 feet

City of Meriden Hispanic American Concentration Map

Concentration: a census tract with a greater percentage than that group's overall percentage representation in the City

High Concentration: a census tract with twice that group's overall percentage representation in the City



Legend

- ALL CENSUS TRACTS
- CONCENTRATION
- HIGH CONCENTRATION

MARCH 2010



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Source: Census 2000

1 inch = 4,000 feet

II. Five-Year Plan Assessment of Progress

The CD 38 Program Year marks the third year of funding under the 2010-2015 Consolidated Plan. The City proposed the availability of approximately \$4.2 million of CDBG funds over a five-year period. To date the City has currently committed close to \$3.8 million in CDBG funds, of which \$776,060 was committed in CD 38.

For 2010-2015, the City proposed to utilize CDBG funding to meet Consolidated Plan objectives of providing decent housing, enhancing suitable living environments, and creating economic opportunity. The table below demonstrates progress in attaining the goals and objectives outlined in the 2010-2015 Strategic Plan.

Accomplishments in Attaining Strategic Plan Objectives

Activity	5 Year Goal	CD-36 Accomplishment	CD-37 Accomplishment	CD-38 Accomplishment	% Goal Met
Housing Rehabilitation	125	5	1	5	9%
Homeownership Assistance	9	2	3	0	55%
Code Enforcement	9,000	2,983	3,256	1,800	89%
Sidewalks	5	1	1	1	60%
Public Services General	480	36,663	39,484	25,719	100%
Senior Services	1,225	1,724	1,654	1,310	100%
Handicapped Services	24	28	29	30	100%
Legal Services	50	116	87	42	100%
Youth Services	4,744	4,242	4,066	2,282	100%
Employment Training	4	173	60	92	100%
Lead Hazard Screening	60	18	1	0	32%

Decent Housing

The City allocated \$311,000 of CDBG funds during the program year for strategies to provide decent housing in Meriden's low income and minority areas. Available resources for housing activities also included NPP funds of \$101,705. Projects included: 1) Housing Code Enforcement, 2) Legal Services, and 3) Housing Rehabilitation/Homebuyer Opportunities. These activities were primarily focused in US Census tracts 1701-1704, 1706, 1708-1710 and 1713-1715 which have above average levels of minorities and/or low income residents.

The City proposed that the percentage of funds benefiting minority households would be consistent with the number of families living in the targeted census tracts. The low income population of the targeted census tracts is 28,945. The percentage of low-income households in those tracts is 62%. Therefore, the City proposed that at least 62% of funds allocated for decent housing programs would benefit low income minority households.

Strategic Plan Objectives Met

- Maintain and rehabilitate existing housing stock.
- Retain housing stock in standard, livable condition.
- Reduce and eliminate slum and blighted influences.
- Reduce and prevent lead poisoning.

Provision of Suitable Living Environments

The City allocated \$216,871 of CDBG funds during the program year for strategies to provide a suitable living environment in Meriden's inner-City. Projects include: 1) housing for the homeless and victims of domestic violence, 2) elderly services, 3) economic opportunities for the mentally challenged, 4) activities for at-risk youth, 5) literacy training, 6) child advocacy training, 7) general public services for special needs populations, 8) job training, 9) legal counseling, and 10) inner-city sidewalk improvement. Specific groups proposed to benefit include renters with severe cost burden, the homeless, elderly, the disabled, persons living in poverty, and at-risk youth. Activities were primarily focused in US Census tracts 1701-1704, 1706, 1708-1710 and 1713-1715 where at least 62% of the households are low-and-moderate income.

Strategic Plan Objectives Met

- Reduce youth gang involvement and provide other youth services.
- Reduce incidents and effects of child abuse, neglect, and sexual assault.
- Provide services for Hispanic persons to participate in economic and housing opportunities.
- Reduce substance abuse and teen pregnancy.
- Reduce illiteracy.

Furthering Economic Opportunities

For the CD 38 Program Year, the City allocated \$108,510 of CDBG funds for the repayment of a Section 108 Loan for the Demolition of Factory H, a blighted brownfields site located in Census Tract 1709. The

Economic Development Director manages this project with assistance provided by private consultants. The Economic Development Task Force, the Blight and Brownfields Committee, and the Economic, Housing, and Zoning Committee also oversee the project. The City proposed to use \$100,000 annually for the repayment of a Section 108 Loan to demolish Factory H which is included in the *City of Meriden Section 108 Loan Application for Demolition of Factory H*. Co-funding for this project is also provided by the US Environmental Protection Agency.

The City allocated \$36,760 for employment and training of low income men, women, and youth. Projects included Literacy Volunteers of Greater New Haven/Meriden; WFC Open DOHR Employment and Training; Kuhn Employment Opportunities; and MHA Section 3 Training Program.

Strategic Plan Objectives Met

- Expand employment opportunities for economically disadvantaged, long-term, unemployed, and special needs populations through work training, supportive services, and life skills training.

CPD Expenditures by Activity

CD 38 Program Year

Activity	Recommended (CD 38 CDBG Funds ONLY)	Committed	Expended	Consolidated Plan Objective Met
General Program Administration	\$137,258	\$137,258	\$81,321	Administration
Housing Rehabilitation Administration	\$63,000	\$63,000	\$43,742	Administration
Section 108 Loan	\$108,510	\$108,510	\$0.00	Economic Development
Code Enforcement	\$308,000	\$308,000	\$216,921	Decent Housing
Legal Services	\$3,000	\$3,000	\$1,501	Suitable Living
Public Services	\$162,760	\$162,760	\$91,340	Suitable Living
Public Facilities	\$57,111	\$57,111	\$18,200	Suitable Living
TOTAL	\$831,639	\$831,639	\$453,025	Expended 54% of available CD 38 Funds

*Allocations for CD 38 include carry forward funds from previous years. The CDBG allocation for CD 38 is \$776,060.

CPD Expenditures by Objective

CD 87 Program Year

	CDBG	CDBG-R	NSP
Decent Housing	\$234,078 (Includes NPP)	NA	NA
Suitable Living Environment	\$108,039	NA	NA
Economic Opportunity	\$10,400	NA	NA

Assessment

Meriden continues to progress in meeting its Consolidated Plan goals and funds activities benefitting at least 70% low-to moderate-income persons as certified to in its Consolidated Plan. In CD 38 93% of beneficiaries were low-and-moderate income. In its third year under the 2010-2015 Consolidated Plan Meriden has already exceeded its five year goals for public service activities and is on track to meeting its housing, infrastructure, and economic development goals within the five-year period. Meriden also exceeded many of its annual objectives for CD 38 and has expended 58% of its 2012 CDBG allocation. Unexpended funds from the CD 38 Program Year are typically a result of multi-year infrastructure projects.

The City assisted over 1,800 households through code enforcement activities and by providing legal services related to code enforcement. The City met its long-term objective of providing a suitable living environment by serving close to 30,000 persons through its public service activities including elderly services, youth services, handicapped services, mental health services, employment training, legal services, assistance for battered and abuses spouses, and assistance for abused/neglected children. Further, the City met its long-term objective of creating economic development opportunities in the CD 38 Program Year by assisting 92 persons with employment training.

Program Changes

The City will continue to review and revise the Neighborhood Preservation Programs guidelines to ensure compliance with HUD regulations. The Grants Administrator conducts outreach to solicit additional programming to better meet the objectives and goals of the Consolidated Plan.

III. Assessment of Annual Progress

I. Affirmatively Furthering Fair Housing

The City of Meriden is committed to furthering fair housing and coordinates with various local agencies in undertaking housing and neighborhood revitalization activities to assist in providing housing choice. Coordination with various state and local agencies has resulted in the ability to provide a variety of services assisting in meeting housing needs throughout the community. The City works in conjunction with private and public organizations to increase fair housing opportunities.

During the CD 38 Program Year, the City allocated \$412,705 to meet housing needs within the Community. The City maximizes its funding sources to provide and maintain affordable housing through code enforcement efforts and housing rehabilitation. In CD 38, Meriden expended \$234,078 for housing activities through its CDBG and NPP programs.

The City evaluates its fair housing efforts annually and will name a Fair Housing Officer as a resource for fair housing complaints from City residents. The City also seeks additional actions to improve fair housing choice for City residents that address impediments identified in the Analysis of Impediments.

The following demonstrates programs implemented in CD 38 that affirmatively further fair housing. These programs were funded through CDBG and NPP funds.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is a versatile program providing communities with resources to address a wide range of community development needs. Created under Title I of the Housing and Community Development Act, CDBG funding has become a staple funding source for the City of Meriden in addressing community revitalization, housing, and economic development needs. The CDBG program contains a regulatory requirement to affirmatively further fair housing based upon HUD's obligation under Section 808 of the Fair Housing Act. Grantees under the CDBG program must comply with this requirement and certify that it will further fair housing efforts. For the purpose of the CDBG program, HUD defines "affirmatively furthering fair housing" as requiring a grantee to:

- Conduct an analysis to identify impediments to fair housing choice within the jurisdiction;
- Take appropriate actions to overcome the effects of any impediments identified through the analysis; and
- Maintain records reflecting the analysis and actions taken in this regard.

The City of Meriden conducted an Analysis of Impediments to Fair Housing (AI) in 2010 in accordance with HUD regulation at 24 CFR 570.904(c)(1) for HUD CDBG Entitlement grantees. The City is committed

to eliminating discriminatory practices in housing opportunities for all protected groups identified under fair housing laws.

In furthering fair housing efforts, the City established housing and community development goals including:

- Provide affordable housing opportunities;
- Provide decent housing for special needs populations including the homeless, elderly, and homeowners with severe cost burden;
- Increase assisted housing choice; and
- Develop and viable urban community by providing a suitable living environment.

The City of Meriden furthers fair housing efforts through its CDBG program by funding activities including code enforcement, housing legal services, housing rehabilitation, and homeless services. The City is dedicated to improving the livability of neighborhoods, increasing access to quality public and private facilities and services, and reducing the isolation of income groups through public service activities and public facility improvements. Neighborhood revitalization and the provision of services within a community are essential to fair housing choice and often times, lower-income areas lack the necessary services that help to provide a suitable living environment.

Housing Programs

Housing Rehabilitation

The City has made housing rehabilitation a priority in maintaining its inner-city housing stock, which is imperative to providing housing opportunities. The inner-city of Meriden contains a concentration of its oldest, multi-family residential structures and many of the property owners are low-to moderate-income experiencing cost burden. Many of the City's rental units are contained in these structures so rehabilitating units assist in maintaining affordable housing and also allows the City to continue to offer housing opportunities for families with children or large households.

Code Enforcement

Compliance with state and local housing codes plays a key role in maintaining an affordable housing stock within the City and in promoting neighborhood investment that can lead to increased housing opportunities. The City is dedicated to its housing code enforcement and compliance efforts and developed crucial code policies and procedures that ensure compliance with housing codes and provide a decent and suitable living environment for residents.

Rental Rebate Program

State law provides a reimbursement program for Connecticut renters who are elderly or totally disabled, and whose incomes do not exceed certain limits. Persons renting an apartment or room, or living in cooperative housing or a mobile home may be eligible for this program. Renters' rebates can be up to

\$900 for married couples and \$700 for single persons. State forms are available at the Meriden Senior Center.

Public Facility/Infrastructure Improvements

The City allocated \$57,111 in CD 38 funds for street improvement projects including sidewalk improvements and road resurfacing. Infrastructure improvements such as these assist in revitalizing neighborhoods and provide for safer living environments.

Public Service Programs

The City of Meriden allocated \$159,760 of CD 38 CDBG funds for public service programs including:

- Counseling services to the homeless or persons at risk of being homeless;
- Counseling services to children that are victims of domestic violence or sexual abuse;
- Access to medical appointments, jobs, meals, and other daily functions for the special needs population;
- Youth services;
- Senior services;
- Literacy training;
- Motivational training;
- Support network for overcoming poverty; and
- Employment and training services.

Meriden Law Department

The City of Meriden's Law Department provided housing legal services to resolve housing related needs throughout the community. The Law Department worked closely with the Housing and Building staff in providing legal advice to assist with the development of appropriate policies for code enforcement and other activities. The Law Department acts as a clearinghouse for information regarding housing in Meriden. Housing services the Law Department provides include:

Code Enforcement Activities

The Law Department worked extensively on all aspects of code enforcement activities including code drafting and interpretation and development of implementation and enforcement procedures.

Property Maintenance Liens

The Law Department filed property maintenance liens to bring households into compliance with local or state codes. Maintaining the City's current housing stock is imperative to fair housing and filing liens helps to ensure properties will be brought into compliance with regulatory codes.

Anti-Blight Liens

In an effort to provide suitable living environments for Meriden residents, the Law Department helped file liens in accordance with the City's anti-blight ordinance.

Housing Inquiries

The Law Department responded to housing inquiries from both landlords and tenants. The department has available pamphlets and detailed information outlining landlord and tenant rights. Tenant pamphlets in Spanish and English include:

- How to Keep Utility Service;
- What to do if your Landlord is going through Foreclosure; and
- Tenant's Rights in the areas of:
 - Discrimination;
 - Eviction;
 - Housing Authority Grievance process;
 - Just Cause Evictions;
 - Lockouts;
 - Rent Increases;
 - Repairs;
 - Security Deposits; and
 - Utilities.

Eviction Information

The Law Department provided information on evictions and the court eviction procedures to landlords who seek information on methods of eviction and to tenants who were looking for information on how to represent and defend themselves in eviction proceedings.

Referrals to State and Legal Services

The Law Department made referrals to state agencies that provide assistance on housing related matters including:

- Meriden Social Services (Meriden Health Department);
- New Opportunities;
- Meriden Housing Authority;
- CT Legal Services;
- Meriden Superior Court Services;
- Department of Social Security;
- Office of Protection and Advocacy for Persons with Disabilities;
- CT Commission on Human Rights & Opportunities;
- Center for Disabilities Rights; and
- CT Women’s Legal and Education Fund.

New Opportunities, Inc.

New Opportunities, Inc. is a community action agency with a mission to improve the quality of life for economically disadvantaged individuals by providing the necessary resources to increase their standard of living, foster self improvement, maximize self empowerment and increase economic self-sufficiency. New Opportunities, Inc. administered social service programs targeted to the low-income and elderly communities. Programs and services offered through New Opportunities, Inc. include:

Eviction and Foreclosure Prevention

This program is designed to assist low-and moderate-income persons at risk of becoming homeless as a result of being unable to afford their mortgage rates. Services offered through this program include mediation, conflict resolution, and provision of payments through a state funded rent-bank administered by the Connecticut Department of Social Services (DSS).

Housing Opportunities for People with AIDS (HOPWA)

The HOPWA Program provides rental subsidies and case management services for individuals and families with HIV/AIDS or related disease. The target population is persons infected with HIV/AIDS and who are homeless or at risk of homelessness.

Shelter NOW

Shelter NOW offers a Transitional Living Program and a Supportive Service program for those infected with AIDS. Emergency shelter services are provided to men, women, and women and children, who without this program, would be residing on the street.

Meriden Supportive Housing Project

This program provides rental certificates to homeless families infected/affected by HIV/AIDS at scattered site locations in Meriden. Self Sufficiency Case Managers assist the families in tenant/landlord mediation and educates the families about tenant rights and responsibilities.

Low Income Housing Energy Assistance Program (LIHEAP)

The energy assistance program helps income-eligible people who have difficulty paying the cost of heating their home by providing vendor payments for home heating. The primary goal of this program is to keep households warm and safe during the winter months.

Meriden Housing Authority

Connecticut Public Housing Authorities were created by the Connecticut Legislature in an effort to provide housing for low income persons. Although the Housing Authority in Meriden operates under federal and state regulations, the MHA worked closely with the City Manager and other departments within the City of Meriden in a cooperative effort to resolve housing issues for low and moderate income persons.

Housing Choice Voucher (Section 8) Program

The Housing Choice Voucher Rental Assistance Program provides vouchers to very low - and extremely low – income households that are in need of housing, are potentially at risk of being homeless, or have special needs. Priority renter households for Meriden’s Section 8 Program are those below 50% of the area median income (AMI), with an emphasis on those below 30% AMI and experiencing severe cost burden. Rental assistance provides affordable housing opportunities which leads to families moving towards self-sufficiency.

Meriden Wallingford Chrysalis, Inc.

Chrysalis Inc. offered emergency shelter, a transitional living program (TLP), and counseling services to victims of abuse. This program provided up to 24 months of housing for victims of domestic violence and their children whom have reached the end of their emergency shelter stay and require additional assistance before living independently. The TLP program provided temporary, transitional residence and counseling services to women and their children who are victims of domestic violence.

Connecticut Legal Services

Connecticut Legal Services provided legal support services to assist people at risk of being homeless access services and resources in order to stabilize their lives and strengthen their financial security. Connecticut Legal Services educated persons with limited income on the variety of programs that

Connecticut offers including seven cash assistance programs, six medical access programs (including special needs programs for disabled working adults, women with breast or cervical cancer, children above Medicaid guidelines, and persons with HIV/AIDS), four major food programs, one child care assistance program, and seven programs that improve access to affordable energy and utility services.

Impediments Identified

The City of Meriden updated its AI in 2010. The City gathered all pertinent data for the preparation of the AI including collecting demographic data, performing a comprehensive review of public sector laws, regulations, ordinances, and policies, and reviewing private sector lending policies and practices, fair housing enforcement, informational programs, and visitability in Meriden. The Analysis also included an assessment of local fair housing programs and activities. The City consulted with various fair housing organizations and also conducted a fair housing survey which provided valuable input for the preparation of the plan. Review and assessment of the data presented in this analysis along with input received for various organizations and the public identified the following impediments to fair housing in Meriden:

- High income levels and fees required to rent apartments limits choices for persons with fixed incomes;
- Limited financial assistance for the elderly/low-income/disabled;
- Predatory lending practices;
- Lack of accessible housing for the disabled;
- Lack of affordable owner-occupied housing;
- Inadequate supply of Section 8 housing units;
- Discriminatory or unethical practices by landlords;
- Lack of available vacant land in Meriden to build affordable housing;
- Lack of education regarding fair housing laws;
- Poor financial history of potential homebuyers;
- The City's zoning ordinance does not recognize accessory apartments in single-family zones.

HUD recommended that the City consider other impediments to fair housing choice including the willingness of landlords to rent to families with children and issues affecting the limited-English proficient population. Meriden will evaluate this recommendation and ensure it is included in the next AI update.

There are various approaches and actions the City can take in an effort to remedy fair housing impediments. Recommendations for resolutions to impediments and the continuation of fair housing efforts are detailed in the current Analysis of Impediments to Fair Housing Choice. The programs offered within Meriden (detailed above) represent actions taken to overcome impediments to fair housing.

The City also has several additional mechanisms in place to address fair housing issues. Within the City Code there is an established Human Rights Advisory Board that oversees and makes recommendations on human rights issues. The City also has a Human Rights Advocate who, as staff to the Human Rights Board, is empowered under the local ordinance to investigate when necessary any complaints or instance of housing discrimination or other types of discrimination. The Human Rights Advocate position is staffed by the City Department of Law. In the City Code there also is an Equal Opportunity Ordinance and a Fair Housing Ordinance.

Actions to Address Impediments

During the CD 38 Program Year the City took specific actions to address impediments identified in the AI including:

- High income levels/fees to rent apartment
WFC's Open DOHR program funded training opportunities to low-income persons to increase household income.
- Limited financial assistance for elderly, low income, and disabled
The Casa Boricua program assist elderly Hispanic persons to obtain services needed to improve their housing choices. The Mobile Work Crew activity provides employment training to severely disabled adults to provide additional income for housing choices.
- Predatory lending
The Grants Administrator and a HUD representative provided resources on fair housing and affordable housing in the State at the City's Community Block Party and Meriden's National Day of Play.
- Section 8 housing
Landlord/tenant fair housing information was distributed at the City's Community Block Party and Meriden's National Day of Play. Posters and information on fair housing were displayed in City Hall, the public library, and the public health department.
- Education on fair housing
Landlord/tenant fair housing information was distributed at the City's Community Block Party and Meriden's National Day of Play. Posters and information on fair housing were displayed in City Hall, the public library, and the public health department.

- Poor financial history
Literacy Volunteers, Open DOHR, Mobile Work Crew, and Casa Boricua programs were funded to provide training, financial counseling, and literacy skills.
- Lack of coordination
The City's Fair Housing Officer and Grants Administrator participated in fair housing workshops this program year: the Fair Housing Association of Connecticut's Fair Housing Emerging Issues and Trends and State of Connecticut's Fair Housing and Discrimination workshops.

Further, Code Enforcement and Legal Department activities ensured adequate, safe, and sanitary housing is available in the City's low-income areas that include much of the City's rental stock. Housing Legal Services referred code enforcement actions to housing court to ensure that an adequate supply of rental housing is available to meet Section 8 standards for those residents with Housing Choice Vouchers. The Legal Department also responded to inquires on fair housing to resolve discriminatory or unethical practices by landlords. Topics discussed included rent increases, tenant/landlord responsibilities, eviction process, foreclosure, and housing for persons with disabilities. Code Enforcement inspected all public housing and affordable housing rental units managed by independent property managers to ensure adequate supply of decent, safe, and sanitary rental units.

The City developed a library of resources on fair housing laws and discrimination in its Legal Department and placed fair housing materials in its community resources display on the first floor City Hall.

Public service programs addressed impediments to fair housing choice including the NOW Chore project that provided assistance to the City's elderly and disabled residents. The KUHN project assisted disabled persons with learning disabilities to gain employment skills. The Open DOHR project provided training opportunities to low-income persons to improve their economic opportunities and ability to meet the high cost of rental housing.

The City continued the planning phase for the Meriden Transit Center and HUB site as a transit-oriented development area. The project will improve commuter transportation options and will open opportunities for residents to improve their earnings and meet additional costs of rental or ownership housing in the City.

Connecticut Legal Services activities assisted low-and-moderate income persons by providing services to persons at-risk of homeless, providing additional access to services, and stabilizing individuals or households to strengthen financial security. Connecticut Legal Services also helped prevent discriminatory or unethical practices by landlords.

II. Affordable Housing

In CD 38, the City allocated \$311,000 in CDBG funds and \$101,705 of NPP funds towards activities promoting affordable housing. The City expended a total of \$234,078 on housing projects including: Housing Code Enforcement, Housing Legal Services, and Rehabilitation Loans. These activities were

primarily focused in Census tracts 1701-1704, 1706, 1708-1710 and 1713-1715 which have above average levels of minorities and/or low income residents.

CD 38 Affordable Housing Activities

Housing Code Enforcement

The City provided code enforcement including house inspections principally within the inner- city target neighborhoods in order to ensure compliance with the City's Housing Code and Zoning Ordinance and identify housing units suitable for rehabilitation. This project assists in maintaining the existing housing stock and increases housing affordability. In CD 38, the City assisted over 1,800 housing units.

Housing Legal Services

Meriden's Housing Legal Services provided legal services necessary to successfully prosecute major housing code violators. Enforcing code violations assists in maintaining the City's current housing stock and reduces blighting conditions throughout the community. Housing Legal Services also provides several other services including:

Code Enforcement Activities - The office worked extensively with staff on all code enforcement activities.

Code Drafting and Interpretation – In several instances housing legal services provided interpretation and legal opinions to staff.

Citation Process – The office worked to file unpaid citations with the Superior Court in an effort to obtain judgments. In some instances, the office assisted in answering questions of the Hearing Officers with regard to the citation process and hearing procedures, performing legal research, providing legal opinions regarding the powers and duties of the Hearing Officer and the citation process.

Property Maintenance Liens – The office worked with the Housing and Building staff to file maintenance liens to bring the property into compliance with local and state codes.

Anti-Blight Liens – The office worked with the Housing and Building staff to file the appropriate anti-blight liens in accordance with Meriden's anti-blight ordinance.

Civil Actions – The office worked with Housing and Building staff to bring civil actions on behalf of the City of Meriden to enforce its orders brought pursuant to the Meriden City Code, to defend appeals from the decision of the Citation Hearing Officer, and represented the City of Meriden's interest before State Boards and Commissions in housing matters.

Foreclosures – The office monitors foreclosures in which the City has an interest that is subordinate to the matter being foreclosed, such as a second mortgage, vehicle tax liens, compliance orders from Health Department, Fire Marshal, etc.. The office attends court on foreclosure matters and representatives from the City attended foreclosure sales to bid on properties.

Neighborhood Preservation Program

The Neighborhood Preservation Program is a Housing Rehabilitation Revolving Loan Fund that as of CD 38 had a balance of approximately \$101,705. The City used the NPP program for lead paint hazard assessment, interim controls, abatement, and clearance. NPP loans may also be used for rehabilitation loans to qualified homeowners. In CD 38, the City was able to rehabilitate 3 properties containing 5 units.

Section 215

The Meriden Housing Authority works closely with the City Manager and other departments within the City of Meriden in a cooperative effort to resolve housing issues for low and moderate income persons. The Housing Authority currently serves 1,364 affordable housing units that meet the Section 215 definition of affordable housing.

The City created three affordable housing units using NSP funding including one tenant-occupied unit and two owner-occupied units. Occupants of two units are at 30-50% AMI and one occupied unit is 60-80% AMI.

Housing Choice Voucher Program (Section 8)

The Meriden Housing Authority administers the Housing Choice Voucher Rental Assistance Program providing vouchers to very low - and extremely low – income households that are in need of housing, are potentially at risk of being homeless, or have special needs. Priority renter households for Meriden’s Section 8 Program are those below 50% of the area median income (AMI), with an emphasis on those below 30% AMI and experiencing severe cost burden. Rental assistance provided affordable housing opportunities which lead to families moving towards self-sufficiency.

Progress in Meeting Affordable Housing Objectives

CD 38 Program Year

Activity	Five-Year Goal	Annual Goal	Accomplishments CD-38	\$ Available CD-38	\$ Expended CD-38
Housing Code Enforcement	9,000	1,800	1,800	\$308,000	\$216,921
Housing Legal Services	250	42	42	\$3,000	\$1,501
NPP	NA*	NA*	5	\$101,705	\$15,656
Section 215	6,820	1,364	1,364	NA	NA

* NPP are revolving loan funds. Activities are based on the amount of income generated from previous loans so the City does not have five-year or annual proposed numbers for NPP activities.

Meeting Worst Case Needs

The City's housing programs ensure its current housing stock remains affordable while also revitalizing target area neighborhoods. Code enforcement and rehabilitation activities support efforts in addressing worst case needs. Eliminating substandard housing conditions reduces the potential cost burden to renters that often comes with substandard housing units including energy costs and medical costs from hazardous conditions. Programs and activities implemented in CD 38 demonstrate actions taken to reduce severe cost burden problems of rental households. The City has limited developable land eliminating the opportunity for new construction. Lack of funding also does not allow for costly new construction activities to be undertaken. Rehabilitation and the provision of rental subsidies to LMI households is the most cost effective and practical means to address worst case needs.

The City's strategy to meeting worst case need is to maintain its stock of available affordable rental housing in decent, safe, and sanitary conditions. In CD 38, the City expended \$216,921 on code enforcement activities to promote decent, safe, and affordable housing addressing the conditions of the City's affordable housing stock and housing meeting HUD's definition of "worst-case need".

Addressing Accessibility Needs

Rehabilitation activities support compliance with ADA regulations by reducing barriers for persons with disabilities. In an effort to increase the supply of affordable housing the City previously received and utilized NSP1 and NSP3 grants. The City uses NSP funds to acquire and rehabilitate foreclosed properties to increase the supply of affordable and renter owned properties. The City considers reasonable accommodation requests when rehabilitating its housing stock. Further, the Meriden Housing Authority continued efforts to modify units for handicap accessibility within its resources. MHA continued to apply for special purpose vouchers targeted for the elderly and families with disabilities as they became available.

III. Homeless and Other Special Needs

The City does not receive HOME or ESG grants but supports efforts to address the needs of homeless persons and persons with special needs by funding various public service programs through its CDBG program. In CD 38, the City provided assistance to several private non-profit organizations whose missions are to provide temporary and transitional housing for homeless persons, persons at risk or being homeless, or persons with special needs. Grant funding from the City to these organizations also assists in the provision of necessary services, including counseling, for achieving self-sufficiency.

In CD 38, the City allocated \$62,500 for the implementation of projects that impact homelessness and relieves the cost burden on special needs populations. The City expended \$28,249 for homeless activities and \$14,700 for special needs activities. In addition, the Meriden Housing Authority utilized various resources in addressing continuum of care needs. In CD 38, the City completed 14,884 units of service through various programs directed at addressing homeless and special needs populations.

In addition to public service activities funded through CDBG, Meriden's Department of Mental Health and Addiction Services (DMHAS) directly benefits the homeless through its Shelter Plus Care program

and The Rushford Center also provides outreach services with the purpose of enrolling homeless individuals in service programs. The Rushford Center provides outreach services through a DMHAS PATH grant. The PATH program focuses on individuals with a serious mental illness.

The Meriden Housing Authority directly benefits very-low and extremely-low households in need of housing through its Housing Choice Voucher Program (HCV). HCV also addresses the needs of individuals and households who are at-risk of homelessness or have special needs.

Programs and activities implemented in CD 38 are indicative of actions taken to implement the City of Meriden's continuum of care strategy and to assist in preventing homelessness. Meriden recognizes that supportive services are critical in making the transition into permanent housing and independent living. Funding organizations that provide related services to the homeless and special needs population continued to be a high priority.

Homeless/At-Risk of Being Homeless Activities

Meriden Wallingford Chrysalis Inc. – Safe House

The safe House project made much needed repairs to the roof of Bloom's Place, a transitional living facility operated by Meriden Wallingford Chrysalis, an organization that provides housing to adults that have experienced domestic violence and are financially in need of subsidized housing support and case management to pursue independence and self-sufficiency.

Meriden Wallingford Chrysalis Inc. – Domestic Violence Services

The Domestic Violence Services project through Chrysalis provided emergency shelter, counseling, advocacy services, and a 24 hour emergency hot line to women and their children who are victims of domestic violence. The project also included implementation of services to battered and abused spouses.

New Opportunities Inc.-Shelter NOW

New Opportunities, Inc. is a community action agency with a mission to improve the quality of life for economically disadvantaged individuals by providing the necessary resources to increase their standard of living, foster self improvement, maximize self empowerment and increase economic self-sufficiency. New Opportunities, Inc. administers social service programs targeted to the low-income and elderly communities including Shelter NOW.

Shelter NOW offers a Transitional Living Program and a Supportive Service program for those infected with AIDS. Emergency shelter services are provided to men, women, and women and children, who without this program, would be residing on the street. Seventy beds have been allocated for the Emergency Shelter Services.

This project provided critical counseling services at the homeless shelter necessary for encouraging self-sufficiency.

Women and Family Center-Project Reach (Reaching Every Adolescent to Create Hope)

Project provided outreach to runaway adolescents, homeless, and at-risk street youth through age 21.

Child Guidance Clinic for Central CT, Inc.-Crisis Intervention

Project provided both at risk and abused/neglected children and their families a variety of crisis intervention counseling, parenting, and advocacy services.

Meriden Soup Kitchen

Project provided meals daily during the week for the needy population at the First Baptist Church.

NOW Security Deposit

Project enables the homeless and at-risk of being homeless to secure short-term aid.

Salvation Army Emergency Assistance Program

Project meets the basic needs of families and individuals in Meriden through emergency food pantry, soup kitchen, holiday assistance, and the provision of rent and utility assistance.

Housing Choice Voucher Program (Section 8)

The Meriden Housing Authority (MHA) works to address homelessness in 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. 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 administered the Housing Choice Voucher Rental Assistance Program providing vouchers to very low - and extremely low – income households that are in need of housing, are potentially at risk of being homeless, or have special needs. Priority renter households for Meriden’s Section 8 Program are those below 50% of the area median income (AMI), with an emphasis on those below 30% AMI and experiencing severe cost burden. Rental assistance provided affordable housing opportunities which lead to families moving towards self-sufficiency.

The Meriden Housing Authority continued to apply, when funds were available, for new Section 8 certificates or vouchers for households experiencing severe cost burden.

Special Needs/Mental Health Activities

Kuhn Employment Opportunities, Inc. Mobile Work Crew

Project provided handicapped persons work activities for job training and therapy.

New Opportunities, Inc. Chore Project for Elders

Project provided chore and shopping services for seniors.

Casa Boricua de Meriden, Inc., Operations

Project provided operational assistance for the community center, which provides educational, employment, nutritional and service activities directed toward the Hispanic community.

Franciscan Home Care

The Franciscan Home Care project provided home health hospice care to low income elderly in Meriden.

Homeless/At Risk of Being Homeless Accomplishments

CD 38 Program Year

	MW Chrysalis- Safe House	MW Chrysalis Domestic Violence	SHELTER NOW	Project Reach	NOW Security Deposit	Salvation Army	Child Guidance Clinic	Soup Kitchen
TOTAL	15	350	150	1,410	11	84	1,916	10,948
a. White, Non-Hispanic	0	115	0	360	9	16	337	1,684
b. Black, Non-Hispanic	0	66	0	425	0	10	0	1,830
c. American Indian, Non-Hispanic	0	0	0	2	0	0	0	0
d. Asian, Non-Hispanic	0	9	0	3	1	0	0	0
e. Pacific Islander, Non-Hispanic	0	2	0	0	0	0	0	0
f. Multi-Racial, Non-Hispanic	0	12	0	0	0	0	349	0

g. Other, Non-Hispanic	15	0	150	0	0	0	0	0
h. White/Hispanic	0	145	0	620	1	58	175	4,436
i. Black/Hispanic	0	1	0	0	0	0	211	2,998
j. American Indian/Hispanic	0	0	0	0	0	0	0	0
k. Asian/Hispanic	0	0	0	0	0	0	0	0
l. Pacific Islander/Hispanic	0	0	0	0	0	0	0	0
m. Multi-Racial/Hispanic	0	0	0	0	0	0	844	0
n. Other	0	0	0	0	0	0	0	0
Low Income	15	196	150	1,330	8	4	815	0
Very Low Income	0	0	0	0	3	0	460	0
Extremely Low Income	0	107	0	0	0	80	641	10,948
Female head of Household	0	0	0	0	0	0	0	0
% below income	100%	87%	100%	94%	100%	100%	100%	100%

* Accomplishment data does not include Meriden Housing Authority numbers and only includes available data.

Special Needs/Mental Health Accomplishments

CD 38 Program Year

	Chore	Casa Boricua Operations	Mobile Work Crew	Franciscan Home Care
TOTAL	100	1,196	7	14
a. White, Non-Hispanic	0	14	6	10
b. Black, Non-Hispanic	0	0	0	0
c. American Indian, Non-Hispanic	0	0	0	0
d. Asian, Non-Hispanic	0	0	0	0
e. Pacific Islander, Non-Hispanic	0	0	0	0
f. Multi-Racial, Non-Hispanic	0	0	0	4
g. Other, Non-Hispanic	100	0	0	0
h. White/Hispanic	0	1,171	1	0
i. Black/Hispanic	0	11	0	0
j. American Indian/Hispanic	0	0	0	0
k. Asian/Hispanic	0	0	0	0
l. Pacific Islander/Hispanic	0	0	0	0
m. Multi-Racial/Hispanic	0	0	0	0
n. Other	0	0	0	0
Low Income	100	239	0	0
Very Low Income	0	441	0	0
Extremely Low Income	0	516	7	14
Female head of Household	0	0	0	0
% below income	100%	100%	100%	100%

Other Actions

Addressing Obstacles to Meeting Underserved Needs

The City of Meriden continued to utilize its CDBG funding to the fullest extent to assist in meeting underserved needs. The primary obstacle to meeting underserved needs is lack of funding. In CD 38, the City continued its leveraging efforts with public and private funding agencies to supplement federal funds and increase the resources available to address community needs. Further, in a long-term effort, the City undertakes various activities related to addressing obstacles to meeting underserved needs including:

- Advocacy with the Regional Planning Agency and Department of Transportation for additional resources to enhance local public transportation for persons who need such to obtain employment;
- Coordinating referrals concerning housing to City Departments or local agencies;
- Reviewing available data pertaining to income levels, labor status, or other economic indicators;
- Reviewing City policies regarding the use of federal funds as required;
- Seeking other federal, state or local funding to augment and support existing programs when feasible;
- Supporting the activities of the Meriden Council of Neighborhoods, including neighborhood organizing, crime awareness and prevention activities, and public safety activities; and
- Submitting on behalf of interested non-profit organizations the City's application to the state Neighborhood Assistance Act program.

Foster and Maintain Affordable Housing

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. In CD 38, Meriden focused on maintaining the City's existing housing stock through code enforcement and rehabilitation activities. These activities sustain the existing housing stock and promote affordable housing. The City also previously fostered efforts to increase the availability of affordable housing by utilizing NSP1 and NSP3 grants. The City acquired and rehabilitated abandoned and foreclosed homes utilizing NSP1 funds and made them affordable and available for purchase to low income homeowners. Further, during the AI update in 2010 the City conducted a comprehensive review of administrative policies and zoning ordinances to ensure they do not interfere with affordable housing efforts.

The City used CDBG funds to implement various programs that assisted in maintaining affordable housing including bringing homes up to code through rehabilitation efforts, and reducing lead-paint

hazards. The City also continued to provide public services related to affordable housing programs to assist LMI persons. These programs also assisted in eliminating barriers to affordable housing by providing economic opportunities and minimizing overall household expenses.

The City of Meriden indicated several performance measures in its Consolidated Plan that are specifically related to the provision of affordable housing. These include:

- Affordability for the purpose of provision of decent housing;
- Sustainability for the purpose of provision of decent housing;
- Availability/Accessibility for the purpose of enhancement of the living environment and quality of life; and
- Assist Special Needs Populations including renters with severe cost burden, the homeless, and the elderly.

The 2012 Annual Action Plan demonstrates further efforts in progressing with the provision of decent housing for special needs populations, including the homeless, elderly and homeowners with a severe cost burden by:

- Identifying and prosecuting housing code violators;
- Providing grants to social service organizations that provide temporary housing, transitional housing and counseling services to the homeless population and to those at risk becoming homeless; and
- Providing grants to social service organizations to help make their services to low income families more affordable, thereby reducing the cost burden.

Eliminate Barriers to Affordable Housing

Various elements can create barriers to affordable housing including negative effects of public policy as well as national, regional, and local housing market conditions. The City of Meriden established sufficient public policy regarding affordable housing and continued to evaluate policies to ensure they did not interfere with affordable housing efforts.

The City updated its Analysis of Impediments to Fair Housing Choice in 2010 which included a complete evaluation and analysis of administrative policies and zoning codes. The more dominant factors contributing to affordable housing barriers within the City include:

- Low household income;
- Older substandard housing stock in the inner-city neighborhoods;
- Limited economic development potential in inner-city neighborhoods;

- Not preserving existing affordable units due to lack of maintenance or necessary rehabilitation; and
- Lack of/inadequate land that can be utilized to develop affordable housing.

Meriden’s inner-city neighborhoods contain its housing stock most in need of attention, its neediest residents, and its least utilized economic development potential. Meriden’s inner-city target area contains high concentrations of low-and-moderate income and minority households and much of its older housing stock. In Meriden’s inner-city neighborhoods, many residents frequently experience cost burden problems and homeowners struggle to maintain their properties.

To reduce barriers to affordable housing, the City implemented various programs in CD 38 targeting low- and moderate-income households. The City created homeownership opportunities in previous years through its NSP grants, brought homes up to code through rehabilitation efforts and code enforcement, and reduced lead-paint hazards. These programs assisted in eliminating barriers to affordable housing by providing economic opportunities and minimizing overall household expenses.

The City previously allocated \$1,785,000 in NSP1 funds to acquire, rehabilitate and resell homes to low- and- moderate income buyers. In CD 37, the City sold three NSP1 properties to low income homeowners, two of which fell in the 30-50% AMI and one in the 60-81% AMI range. The Neighborhood Preservation Program is a Housing Rehabilitation Revolving Loan Fund that as of CD 38 had a balance of approximately \$101,705. The City used the NPP program for housing rehabilitation, including lead paint hazard assessment, interim controls, abatement, and clearance. In CD 38, the City was able to rehabilitate 3 properties for a total of 5 housing units. The NSP and NPP programs are designed to make living in Meriden’s inner-City viable and affordable for low-income residents, including minority households.

In addition to the activities undertaken by the City, Meriden Housing Authority activities are specifically intended to address the barriers to affordable housing by providing economic subsidies to those most in need of affordable housing. The Meriden Housing Authority states the following goal related to the removal of barriers to affordable housing:

- *“Increase the availability of decent, safe and affordable housing by applying for additional rental vouchers, reducing public housing vacancies, and leveraging private or other public funds to crease additional housing opportunities.”*

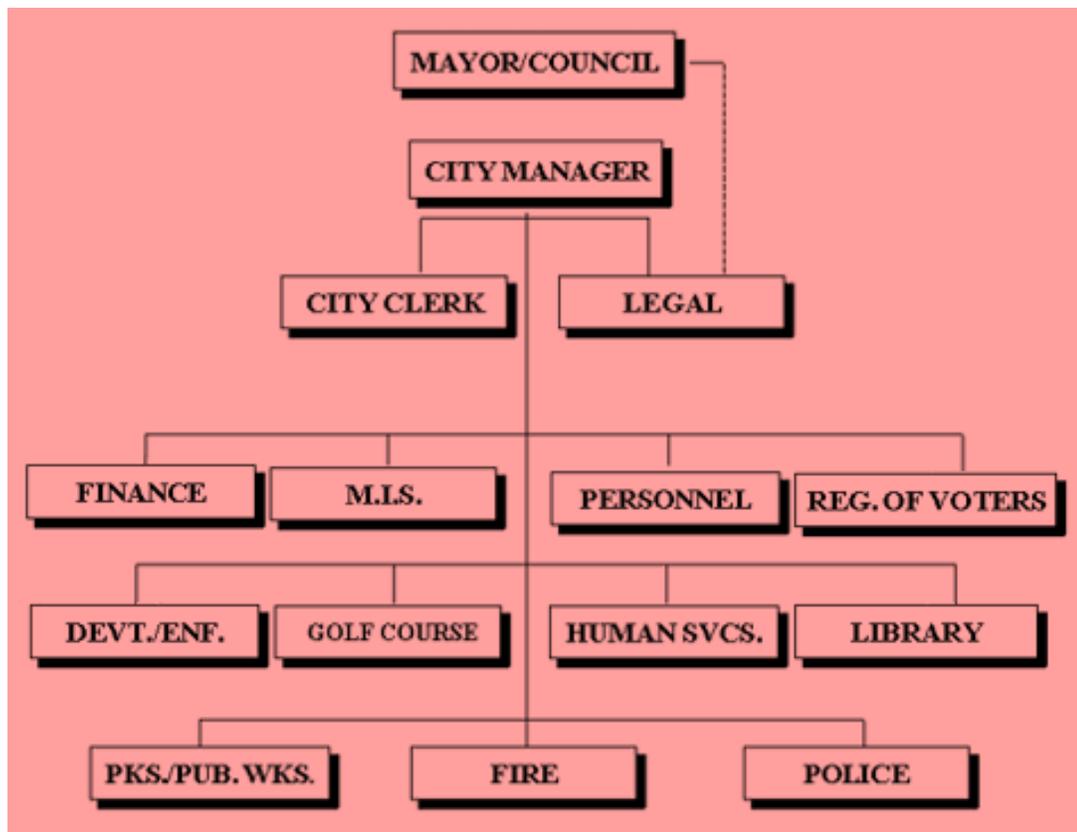
Towards this end, the Meriden Housing Authority continued to reduce barriers to affordable housing by providing Section 8 vouchers and first time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market.

Overcome Gaps in Institutional Structure and Enhance Coordination

The City of Meriden’s institutional structure is designed so that the City Manager, appointed by City Council, is responsible for the daily operations of the City. The Office of Community Development is

located within the City Manager's Office and serves as the lead entity in carrying out Consolidated Plan objectives.

City of Meriden Organizational Chart



The Grants Administrator is responsible for the coordination, oversight and general monitoring of all Community Development activities. The CDBG program is staffed with an NSP/NPP Specialist. As administrator of the CDBG funds, the Grants Administrator ensures compliance with federal regulations through its review of grant application funding requests, recipient contracts, quarterly performance reports, and sub-grantee monitoring. All financial and purchasing transactions are conducted through the City's Finance Department. All financial transactions are subject to the annual audit.

Each year, the City seeks proposals from city departments and non-profit organizations that provide community development related services. The Community Development Department coordinated with various public, private, and non-profit agencies in carrying out its activities. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. It is essential that the City foster and maintain partnerships with other public and private agencies for the successful delivery of its housing and community development programs.

Sub-recipients administer and implement programs funded through the City's CDBG program and play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, domestic violence assistance, and special needs services. The City of Meriden continued to work with non-profit agencies in carrying out Consolidated Plan strategies in CD 38.

Private entities effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. The City of Meriden continued to seek additional funding sources for housing and community development activities when possible.

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 information exchange between the City and those providing public services. The following steps were taken to enhance coordination amongst agencies:

- Community Development proposals are reviewed and critiqued by the Director of Meriden Department of Health & Human Services.
- The Grants Administrator met with each sub-recipient in person during the program year. Sub-recipients are required to attend a grantee orientation meeting, which is held at the beginning of the program year. Mid- year project review meetings are also held.
- The Grants Administrator and the City's Director of Health & Human Services 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.

In addition, in order to overcome gaps in institutional structure and enhance coordination, the City continued to forge and maintain successful partnerships with a broad spectrum of local, regional, state, national, and federal agencies which include, but are not limited to, the following:

- South Central Region Council of Governments
- Meriden Housing Authority
- State of CT Dept. of Economic and Community Development
- State of Connecticut Dept. of Social Services
- U. S. Dept. of Housing & Urban Development
- Middlesex Community College
- New Opportunities of Waterbury, Inc.

- American Red Cross-Meriden Wallingford Branch
- Meriden Transit District
- Casa Boricua de Meriden, Inc.
- Kuhn Employment, Inc.
- Child Guidance Clinic of Central Connecticut, Inc.
- Nutmeg Big Brothers Big Sisters, Inc.
- Beat the Street, Inc.,
- Mt. Hebron Community Development Corp.,
- Boys and Girls Club of Greater Meriden
- Meriden YMCA
- Literacy Volunteers of Greater New Haven,
- Children’s First Initiative
- Augusta Curtis Cultural Center
- Meriden Association of Neighborhood Organizations
- Meriden-Wallingford Chrysalis, Inc.
- Meriden Economic Development Corp. (MEDCO)
- Meriden Chamber of Commerce
- Blight and Brownfields Committee

Starting in CD 36 and continuing on to CD 38, the City also formed a Joint Planning Group to research and recommend strategies for redeveloping affordable housing and service provision in the City's central core. The Planning Group included a diverse representation of key service organizations, planning organizations, City staff, and elected officials. Group members include representatives from the following organizations:

- Meriden Housing Authority, Board of Commissioners
- Meriden City Council
- Greater Meriden Chamber of Commerce
- Meriden Board of Education

- Meriden Economic Development Corporation
- New Opportunities
- State Attorney General's Office
- Meriden Planning Commission
- Meriden Human Rights Advisory Board
- State Transportation Strategy Board
- Meriden Children First
- Mills' residents
- City residents
- Meriden Housing Authority Staff
- City Staff

The City also continued its monthly Code Walk with members of the City's Planning, Code Enforcement, Legal Department, Fire, Police, Public Works divisions, City Manager, NPP Program manager, and Grants Administrator. These monthly Code Walks overcome gaps in service provision and enhance the delivery of services to identified deteriorating areas of the City.

City staff also continued to share information and resources through their attendance at meetings of the South Central Regional Council of Governments and the Meriden Blight and Brownfield Committee. The City's Office of Economic Development continued to provide technical assistance to entrepreneurs interested in starting new and expanding existing businesses. The City's Department of Development & Enforcement continued to implement activities aimed at improving Meriden's inner core target area. The Human Rights Advisor in the City's Legal Department provided oversight and technical assistance in the areas of Fair Housing to the public and to the Meriden Human Rights Advisory Board.

During the program year, the Grants Administrator improved coordination with other City Departments by meeting regularly with each division and Department heads to review progress on CDBG-funded activities and non-CDBG activities related to revitalization of Meriden's inner City. The Grants Administrator also improved communications with the public by posting key documents on the City website and by distributing news and items of interest to CDBG sub-recipients via email. The Office of Community Development staff continued its role as a member of the NPP Loan Committee, community liaison for the State Neighborhood Assistance Act, outreach coordinator for grants to the Meriden Association of Neighborhood Organizations, and City contact for public inquiries regarding community development, affordable housing, fair housing, and demographic data, including the 2010 US Census.

The Grants administrator took the following actions to ensure that needed services are coordinated between the City, the sub-recipient organizations carrying out CDBG activities, and the public who benefit from the CDBG activities:

- Posted CDBG Program materials and announcements, such as the availability of the Environmental Review Record, Annual Plan, CAPER, and RFP documents in the local newspaper and on the City's website www.cityofmeriden.org. Distributed copies of all materials to the general public, non-profit organizations, and elected officials when available.
- Held one-on-one meetings with sub-recipients to discuss quarterly report accomplishments.
- Provided referrals to appropriate City departments and local organizations, such as Community Action, NPP, and the Meriden Housing Authority.
- Met regularly with City Manager to discuss progress on CDBG and NSP activities.
- Attended meetings of City Council's Health and Human Services Committee to review Consolidated Plan priorities and discuss CDBG Program accomplishments.

Improve Public Housing and Resident Initiatives

Connecticut Public Housing Authorities were created by the Connecticut Legislature in an effort to provide housing for low income persons. Although the Housing Authority in Meriden operates under federal and state regulations, the MHA works closely with the City Manager and other departments within the City of Meriden in a cooperative effort to resolve housing issues for low and moderate income persons. The Meriden Housing Authority is an autonomous body established in 1943 and is governed by a board of five commissioners. A commissioner's term is for a period of five years. The purpose of the Board of Commissioners is to formulate policy for the Meriden Housing Authority, with the Executive Director administering daily operations. The Meriden Housing Authority operates under the Department of Housing and Urban Development's (HUD) regulations for federal developments, and both the Connecticut Housing Finance Authority (CHFA) and the Department of Economic and Community Development (DECD) for state developments.

The Meriden Housing Authority specifically states the following goal related to encouraging public housing residents to become more involved in management and participate in home ownership:

- *"Increase assisted housing choices by conducting outreach efforts to potential voucher landlords, implementing voucher homeownership program, implement public housing or other homeownership programs, convert public housing to vouchers."*

The City of Meriden, in partnership with MHA, assists those in public housing move towards homeownership with a program that loans up to \$5,000 towards closing costs. Funds for this program were allocated in 2005 under the CD 31 program year. Under this program, MHA provides first time homeowners a low-interest loan for the purposes of purchasing a private home outside of the public housing system.

The Meriden Housing Authority (MHA) provided units of federal public housing at Mills Memorial, Community Towers, and Chamberlain Heights and also managed two state assisted housing developments at Johnson Farms and Yale Acres. The waiting list for assisted units is approximately three to six months with units for families being in higher demand than those assisting the elderly.

The Meriden Housing Authority utilized the Housing Choice Voucher program at 100%. The Meriden Housing Authority continued to secure additional Section 8 Housing Assistance vouchers as they became available so that more individuals could be served.

Rents associated with the federal developments are in accordance with HUD regulations and are 30% of the total income of the household. This is monitored through a yearly income verification to determine any income changes. Eligible applicants are those whose income is within the limits as determined by HUD.

The Meriden Housing Authority offered and administered the Family Self-Sufficiency Program (FSS) and Homeownership Program which are eligible to Housing Choice Voucher participants.

The Family Self-Sufficiency Program is a voluntary program for families with the objective of assisting families in obtaining employment allowing them to no longer depend on welfare assistance. Over a five-year period, families work with FSS Coordinators to develop goals leading to self-sufficiency. Goals often include education, specialized training, job readiness and job placement activities, and career advancement objectives.

The Homeownership Program is available to participants of the FSS program. Homeownership allows first-time homeowners to use voucher subsidy to meet monthly expenses. Participants of the program must be eligible under HUD's Section 8 regulations, meet discretionary requirements, the Meriden Housing Authority elects, and they must be first-time homebuyers. Homeownership counseling is also a requirement of the program.

To encourage resident initiatives, the Meriden Housing Authority offered several resident service programs funded through the Department of Housing and Urban Development. These programs included:

- **After School Homework Programming**

This after school study program, run by The Women and Families Center, provided Meriden Housing Authority children with help with their homework to enable them do better in school. Volunteers worked directly with youth helping them with their daily homework projects and assisting students in the on-site Computer Learning Centers. Staff served in a mentoring capacity to facilitate work ethic and love of learning that will aid kids in transcending poverty and becoming participating, productive members of society.

- **Resource Center Program**

MHA staff members were available to give information about the many social services providers in Meriden. Any questions residents had about Health Care, benefits, Drug Addiction Services, and much, much more were answered by this program's wealth of information. Staff followed up on information given by the Resource Center to assure that it was helpful. Outreach services were provided.

- **Satellite Teen Center Programming**

Took place during peak times of criminal activity on site and exposed PHA youth to community service, (working with elderly), instilled drug avoidance behaviors in youth and taught kids to stay away from gangs and express their problems rather than resorting to violence. Participants went on field trips to local businesses to experience the diverse working atmosphere of the City and began to form vocational aspirations of their own.

- **Head Start Satellite Classroom**

The Meriden Housing Authority helped to create new educational opportunities for children and families through collaboration with the Easter Seals Head Start Satellite classroom, which is situated in a rehabilitated two-bedroom apartment in the Chamberlain Heights complex. The custom designed space enables The Head Start program to serve up to 16 students in the Chamberlain Heights development. Family Advocates worked closely with families to facilitate their successful transfer from welfare to work.

- **Computer Training Program**

The MHA contracted with the Meriden Business and Learning Center, a certified computer training agency, to facilitate customer service/basic computer literacy training in the Computer Learning Centers located at the Mills and Chamberlain Heights. Students received a certificate from the school that will assist them in retaining one of the many retail/customer service positions in the City of Meriden.

- **Welfare to Work**

The Authority has created a comprehensive Welfare to Work, (WtW), program with ROSS funding entitled the *Achievement Business Learning and Employment*, or ABLE, program. Elements of this program include a Case Manager that assisted participants in the WtW program in setting goals and overcoming obstacles to employment such as day care and transportation. A Job Developer aided residents in finding gainful employment. Working with participant's one on one and in groups, this ex resident also networked with local businesses to get them to hire residents who present the skill sets needed by employers. On Site *Work Readiness Classes* were taught under contract by the Middlesex Community College that impart interviewing skills, resume writing and proper workplace etiquette. The Literacy Volunteers administered *Literacy and ESL* classes that are directly matched to students test scores as

determined through the CT standardized CASAS battery of tests. *Computer Literacy Programming* is funded through the Authority's Comprehensive funding and is taught through a nationally recognized expert in computer training, Show Me PCs. Advanced Classes prepared students for Microsoft Certification tests and Basic Classes utilize the IC3 Curriculum, which is the industry standard for general computer literacy. Students were interviewed before classes began to enable ABLE classes to focus on participant's area of chosen vocation. ABLE classes are held five days a week and run in 14 week cycles.

The Meriden Housing Authority is very good at managing and maintaining federal units, however, the need for rehabilitation of complexes still remains and exceeds resources available. Improvements needed include making units handicapped accessible, parking lot security, replacement roofing, repainting of interiors, upgrades to entrances to enhance security, upgraded bath tubs, and sidewalk improvements. In addition, enhanced security, job training, resident organization training, self-sufficiency efforts, first-time homeowner opportunities, drug education, non-standard hour day care, and assistance with obtaining needed services have been identified as priority supportive service needs. Though the Housing Authority cannot address all needs due to lack of funding, it has initiated activities and has identified the need to assist public housing residents achieve self-sufficiency.

Evaluate and Reduce Lead-Based Paint Hazards

During the Program Year, the City continued to address and secure lead paint clearance for NPP-funded home rehabilitation loans completed since 2006 per HUD requirements. Information on the City's progress can be obtained by contacting the Office of Community Development at (203) 630-4105. The City of Meriden implemented the following actions for non-exempt housing units that received NPP Loan funds for home rehabilitation activities since July 1, 2006:

- For properties not exempt in which a child under six did not reside during the rehabilitation work or does not now reside, the City will provide a report to HUD clearing the property from lead hazards. Clearance testing is being performed by two certified organizations in accordance with the regulations.
- For properties not exempt in which a child under six resided during the rehabilitation work or now resides, the City will complete all steps required by the regulations to identify and remediate lead hazards. The City will provide documentation evidencing regulations were followed and will provide a copy of the clearance report. The City has a Memorandum of Understanding with the Lead Action for Medicaid Primary Prevention (LAMPP) project to assist the City in completing these activities.

In addition to these specific activities, several City Departments worked collaboratively with the LAMPP project to reduce residential lead hazards for low-income children under six years of age. LAMPP has access to several federal funding programs that are used to conduct risk assessments and inspections of housing units within targeted communities, provide lead hazard control education to families and property owners within targeted communities and provide property owners with financial assistance to rehabilitate housing units in targeted communities with identified lead hazards. The City of Meriden is

one of the target communities for LAMPP activities. Meriden maintains programs in lead poisoning prevention and regulation enforcement through its Health Department. Meriden supports housing preservation and improvement through enforcement of a housing code and a Certificate of Apartment Occupancy program. Specific activities that will be jointly administered by the City of Meriden and LAMPP include the following:

- **Referral of children with elevated blood lead below 20µg/dl** – Under state regulation, the Meriden Health Department receives notices of children with elevated blood lead. The Health Department will make site visits to homes of children with elevated blood lead. Health Department staff will inform the family of LAMPP services and available funds to remediate lead hazards in eligible housing. With the family’s consent, Health Department staff will refer income-eligible families to LAMPP.
- **Response to children with elevated blood lead level of 20 µg/dl or above** – As required by state regulation, the Meriden Health Department will investigate sources of lead poisoning for any child with a blood lead level of 20 µg/dl or higher and inspect the child’s housing unit for lead hazards. Health Department staff will provide education to the child’s family regarding the impact of lead poisoning and what the family can do to protect the child from future exposure. The Health Department will order the property owner of the child’s housing unit to submit an abatement plan and to abate identified lead hazards. Health Department staff will inform the property owner of funding available for eligible housing through the LAMPP project, provide a LAMPP preliminary application and refer the property owner to LAMPP.

LAMPP staff will keep the Health Department informed about the application status for properties under orders for abatement and endeavor to reach decisions about property eligibility and acceptance in a time frame consistent with the abatement order. LAMPP will coordinate its program activity with the Health Department enforcement activity on the property.

- **Referral of property owners** – Staff of the Health Department will send letters to property owners of housing where a child with elevated blood lead resides and refer the owners to LAMPP. The Health Department will provide LAMPP preliminary applications to property owners and forward the applications to LAMPP.

Neighborhood Preservation Program staff will identify housing units in its housing rehabilitation program that are impacted by lead and refer property owners to LAMPP for possible joint funding of rehabilitation and lead hazard control. Neighborhood Preservation Program staff will provide the LAMPP preliminary application for financial assistance to interested property owners.

Housing code inspectors in the Department of Development and Enforcement will order property owners to stabilize defective paint, noting the need for lead-safe work practices for potential lead-based paint. Housing code inspectors will identify housing potentially eligible for

LAMPP and refer property owners to the Health Department or Neighborhood Preservation Program which will provide LAMPP preliminary applications and refer to LAMPP.

When owners of property in Meriden contact the LAMPP program, LAMPP staff will refer the owners to the Meriden Neighborhood Preservation Program for information about its housing rehabilitation program.

- **Response to referred children** – LAMPP will provide in-home education to families referred and a visual risk assessment with dust wipes to identify lead hazards in the child’s housing unit and common areas of the property. The written assessment report shall be in the form of a scope of work that identifies on a room/area basis each component that is a potential hazard and the actions required to control each hazard. Interim controls and standard treatments are to be specified whenever feasible, with alternatives for more permanent controls identified when preferred (e.g. window replacement). Dust wipe test results will be included. The report will clearly identify hazard control actions for the property owner to undertake or for a contractor to cost the items and submit a bid. LAMPP will provide the assessment report to the family and to the property owner. LAMPP will provide to the property owner education on the impact of lead on children and the property owner’s responsibilities and potential liability. LAMPP will encourage the property owner to apply for LAMPP financial assistance for remediation of eligible properties. LAMPP will notify the Meriden Health Department of services provided to the family and any LAMPP application by the property owner.
- **Response to referred property owners** – LAMPP will provide information about financial and technical assistance available from LAMPP, program requirements, and property owner responsibilities. Upon receipt of a LAMPP preliminary application from the property owner, LAMPP will determine eligibility for the property and priority ranking as applicable.

The Meriden Neighborhood Preservation Program will provide information about assistance available under its housing rehabilitation program and determine eligibility of the property for assistance.

- **Properties accepted and approved by LAMPP** - LAMPP will (a) provide a lead inspection and/or risk assessment for all eligible units and common areas in the property, (b) develop bid specifications for lead hazard reduction, (c) hold a building walk through for pre-qualified potential bidders, (d) accept bids on behalf of the property owner, (e) provide financial assistance through a contract with the property owner averaging around \$6,500.00 per housing unit (higher for units with abatement orders and single family houses), (f) develop and support temporary relocation plans as needed with the property owner and occupants, (g) provide construction supervision, and (h) provide clearance testing of each housing unit when lead hazard remediation activity is complete.

LAMPP will notify the Department of Development and Enforcement of any property approved for LAMPP financial assistance. If a property has identified housing code violations, LAMPP will

coordinate code compliance activities and lead hazard control activities with the property owner and may, at the property owner's request, incorporate code compliance activity into the bid specifications for lead hazard control. The property owner must pay the costs for any code compliance work that is not included in lead hazard control activities.

- **Child blood-lead testing** – The Meriden Health Department will provide blood lead screening for children living in LAMPP assisted housing units who are not tested elsewhere. Blood lead tests will be provided within the six month period preceding lead hazard control activities.
- **Properties accepted and approved by Meriden Neighborhood Preservation Program** – For housing units designed for or potentially housing families with children under six years of age, the Neighborhood Preservation Program will (a) provide a lead risk assessment, (b) incorporate lead hazard control into rehabilitation plans for the property, (c) insure that all rehabilitation work that disturbs leaded or potentially leaded surfaces is done by workers trained in lead-safe work practices through a HUD approved program, and (d) provide clearance testing of each housing unit in which leaded or potentially leaded surfaces are disturbed. Property owners for such housing units will be referred to LAMPP for consideration of LAMPP financial assistance.
- **Properties jointly accepted and approved** – LAMPP and the Meriden Neighborhood Preservation Program may jointly fund properties accepted and approved by both programs. The two programs will combine inspections and develop combined specifications for work. Bids based upon the specification for work will separately identify the cost of lead hazard control activities and other rehabilitation activities. LAMPP will provide financial assistance for all lead hazard control activities up to the limit of LAMPP funding. The Neighborhood Preservation Program will provide financial assistance for remaining lead hazard control and other rehabilitation activities in accordance with its program requirements. Separate LAMPP and Neighborhood Preservation Programs contracts for financial assistance will be executed with the property owner.
- **Training for construction workers, property owners and housing occupants** – LAMPP will provide HUD-approved 8-hour training in lead-safe work practices for remodeling workers, property owners, maintenance workers, and painters in a location convenient to Meriden. LAMPP will provide additional 2-hour training course(s) in lead-safe work practices for property owners, housing occupants and volunteers in housing rehabilitation programs. Timing and location of the training will be by mutual agreement. All training will free to the participants.

Ensure Compliance with Program/Comprehensive Planning Requirements

Compliance with program and comprehensive planning requirements begins at the local level. The City maintained accurate file documentation meeting local, state, and federal regulations. Establishing a recordkeeping system is critical in program implementation and in demonstrating compliance with program guidelines. The city maintained a filing system ensuring the successful monitoring from federal agencies and has also established monitoring guidelines for sub-recipients.

Monitoring program activities of sub-recipients is critical to ensuring the successful implementation of the City's community development programs. Monitoring is the mechanism by which the City provides administrative oversight to sub-recipients. Monitoring serves several purposes for both the City and its sub-recipients. First, monitoring is the primary means by which the City carries out its program management responsibilities including ensuring that funds are expended in a timely manner for the purpose for which they were made available; ensuring that programs are carried out in accordance with applicable laws, rules, and regulations; and minimizing opportunities for fraud, waste, and mismanagement.

Monitoring activities also assist sub-recipients in systematically assessing the progress of their program, identifying obstacles to successful program implementation and alternatives or solutions to problems. Therefore, monitoring is an important part of the City's efforts to work with sub-recipients in a cooperative manner toward common objectives. Whenever possible, deficiencies are corrected through discussion, negotiation, or technical assistance and in a manner which preserves local discretion.

Sub-recipients are responsible for administering their CDBG projects in accordance with all applicable local, state, and federal program requirements. In addition to the City's monitoring of the program, sub-recipients of CDBG funds have the responsibility to ensure they are carrying out their projects in accordance with these requirements.

Sub-Recipient Monitoring

To demonstrate compliance with applicable requirements, implement a successful program and enable self-monitoring, sub-recipients must maintain accurate records. Since the monitoring analysis is based on the review of maintained files, it is imperative that each sub-recipient establish an effective file-keeping system. In addition, record keeping is a requirement governed by the Code of Federal Regulations, which states that files must be sufficient to facilitate reviews and audits to determine compliance.

The objectives of monitoring and reporting are to determine if sub-recipients:

- Are carrying out their projects as described in their grant agreement with the City and have obtained and organized documentation to support all actions and national objective compliance;
- Are carrying out the project in a timely manner in accordance with the time frames required by the grant agreement;
- Are charging costs to the program or project that are eligible under applicable regulations;
- Are complying with all applicable procedures, policies, laws, regulations and terms of the grant agreement;

- Are conducting the program in a manner which minimizes the opportunity for fraud, waste and mismanagement; and
- Have a continuing capacity to carry out the approved program or project.

Reducing Poverty

The City recognizes the interrelationship between housing and economic opportunities and the need to pursue both in order to assist households attain self-sufficiency. The City of Meriden recognizes while it has defined three priority strategy areas, that they are not separate or isolated strategies. The City believes these strategies are inter-related and impact, reinforce and contribute to each other to achieve the common goal of a viable, vibrant City. The health of the inner-City, its special needs populations and the community at large cannot be artificially separated as they are an integral part of the whole. The betterment and improvement of any part inevitably contributes to the betterment of the other segments of the community. The City's anti-poverty strategy for CD 38 included the implementation of housing, neighborhood revitalization, economic development activities, and services to special populations to reduce the number of households in poverty. Consolidated Plan programs are intended to provide benefits to Meriden residents that are considered low income and/or fall below the federal poverty line.

The City of Meriden is committed to eliminating the effects of poverty among its residents. The City recognizes that it may not be possible to end poverty all together, but is dedicated none the less to better understanding its causes and finding a way to reverse the cycle of privation. The City continued to fund public service programs including the Circles Campaign, a program that is specifically intended to assist LMI individuals overcome poverty. The Circles Campaign is administered by New Opportunities Inc. of Greater Waterbury. The Circles Campaign helped individuals overcome poverty by connecting individuals and families living in poverty to successful individuals in the community that can provide personal and professional support to them. The program worked by arranging a series of classes and group meetings designed to help individuals in poverty understand and improve their circumstances and to inform people not in poverty of its causes and what they can do as individuals and as a community to assist those in poverty better their situation. The Circles program has proven to be effective in other locations by providing people living in poverty the skills needed to improve their lives.

Further, the City continued to fund housing rehabilitation and code enforcement programs to assist in maintaining affordable housing and reduce household costs. The City coordinated programs when possible to assist in reducing poverty throughout the City and supported subsidized housing providers incorporating programs and services that promote tenant transition to self-sufficiency. The City worked with various federal, state, and local agencies to leverage funding sources for the development of economic opportunities when possible.

Leveraging Resources

The City makes efforts to leverage federal and state agency resources to meet needs identified in its Consolidated Plan. The City has previously executed agreements with the Department of Economic and Community Development (DECD) to fund the Neighborhood Stabilization Program 3 (NSP3) and rehabilitate 1-2 foreclosed homes in the target zone. Further, a Section 108 Loan of \$1,500,000 was used in CD 37 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 HUB, Meriden Transit Center, and Factory H areas is currently being facilitated with a \$951,306 HUD Challenge Grant. The Grant is funding a Transit Oriented Design plan for these areas and the acquisition of buildings for redevelopment into mixed commercial and residential uses. The TOD plan was completed in CD 37 and the process of preparing TOD zoning regulations to implement the plan is underway during CD 38.

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

Citizen Comments

The City of Meriden understands the importance of citizen participation in developing its CAPER and related Annual Action Plan establishing the activities that will be reported on for the CD 38 program year.

The City's citizen participation process began with the development of the CD 38 Action Plan. The City ensured compliance with citizen participation requirements by publishing an RFP, notices for public hearings, and recommendations for funding in a local newspaper and on the City's website. The City also included all required information such as deadline dates, dates of public hearings, locations and times of public hearings, and information on how to obtain the RFP or request technical assistance.

The City issued an RFP for the CD 38 Program Year including a notice of public hearing dates. Public hearings were held to solicit public comments on community needs and also provide applicants the opportunity to comment on their proposals.

An ad notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for citizen review was published in the Record-Journal on September 13, 2013. Citizens were invited to comment on the CAPER during the public comment period (September 13, 2013 through September 27, 2013). A copy of the public notice was also posted on the City website during the public comment period. A copy of the public notice and any public comments received are included as an attachment to this report. All public comments received were reviewed by City staff and considered. All CDBG documents, including IDIS reports, Annual Plan, Consolidated Plan, all CPMP worksheets, and Environmental Review Record documents are available for review by the general public during regular business hours at City Hall. Electronic copies may also be downloaded from the City website at www.cityofmeriden.org.

Self Evaluation

The City of Meriden continued to make progress in CD 38 towards meeting its main goal of regenerating the City from within by revitalizing its inner-city neighborhoods and maximizing the economic development potential of the area and the residents contained therein. In CD 38, the City implemented various programs to address its Consolidated Plan objectives of providing decent housing, a suitable living environment, and expanding economic opportunity.

Decent Housing

The City's historic housing stock is an asset to the community and adds character attractive to visitors or new residents, however, the age of housing structures also adds to the amount of substandard housing conditions throughout the City and affects the availability and affordability of a variety of housing types. Many older homes are difficult and expensive to maintain resulting in the rising number of deteriorating homes in need of revitalization. Housing rehabilitation and code enforcement are significant factors in maintaining the City's affordable housing stock.

Activities funded in CD 38 to meet this objective included code enforcement, housing legal services, and housing rehabilitation which increased the supply of affordable housing and reduced cost for renters and addressing worst case needs. Units rehabilitated under the housing rehabilitation program contained multiple hazardous conditions due to age and lack of routine maintenance. The City utilized its CDBG funding to restore housing to code and eliminate substandard conditions vastly improving living conditions of the inhabitants while preventing widespread deterioration of neighborhoods. Efforts also reduced the loss of the older housing stock affordable to lower income residents. Assistance provided access to affordable housing.

Further, the Meriden Housing Authority provided rental subsidies to extremely-low and low-income households to address worst case needs and affordable housing initiatives. Waiting lists indicate a strong demand for rental assistance and the Housing Authority continued to maximize its subsidy programs and apply for new vouchers when available. The Housing Authority utilized 100% of its allocated vouchers to address affordable housing needs.

In CD 38, the City allocated \$412,705 of CDBG funds during the program year for strategies to provide decent housing in Meriden's low income and minority areas. Available resources for housing activities also included NPP funds.

The City proposed that the percentage of funds benefiting minority households would be consistent with the number of families living in the targeted census tracts. The low income population of the targeted census tracts is 28,945. The percentage of low-income households in those tracts is 62%. Therefore, the City proposed that at least 62% of funds allocated for decent housing programs would benefit low income minority households.

The City efficiently managed its housing programs and has not encountered any major programmatic problems. The City continued to move forward with addressing housing needs in target areas and no

changes to objectives are anticipated. The City utilized its CDBG and NPP funding to the greatest extent possible in meeting housing needs and continued to seek additional funding when available.

Strategic Plan Objectives Met

- Maintain and rehabilitate existing housing stock.
- Retain housing stock in standard, livable condition.
- Reduce and eliminate slum and blighted influences.
- Reduce and prevent lead poisoning.

Provision of Suitable Living Environments

The City allocated \$216,871 of CDBG funds during the program year for strategies to provide a suitable living environment in Meriden's inner-City. Projects include: 1) housing for the homeless and victims of domestic violence, 2) elderly services, 3) economic opportunities for the mentally challenged, 4) activities for at-risk youth, 5) literacy training, 6) child advocacy training, 7) general public services for special needs populations, 8) job training, 9) legal counseling, and 10) inner-city sidewalk improvement. Specific groups proposed to benefit include renters with severe cost burden, the homeless, elderly, the disabled, persons living in poverty, and at-risk youth. Activities were primarily focused in US Census tracts 1701-1704, 1706, 1708-1710 and 1713-1715 where at least 62% of the households are low-and-moderate income.

The City continued to allocate the majority of its maximum cap on public service activities addressing community needs and strategic objectives. Meriden believes that funding public service activities creates economic opportunity leading to increased self-sufficiency, increased housing opportunities, and reducing homelessness.

The City provided critical services important in reversing the trends of poverty and continued to support public service agencies providing necessary services for low-income persons. The City is confident that through its public service efforts, low-income residents received the greatest benefit. The City continued to offer many social and public service programs funded through various resources that directly benefitted low-income residents and provided the services needed.

Strategic Plan Objectives Met

- Reduce youth gang involvement and provide other youth services.
- Reduce incidents and effects of child abuse, neglect, and sexual assault.
- Provide services for Hispanic persons to participate in economic and housing opportunities.
- Reduce substance abuse and teen pregnancy.
- Reduce illiteracy.

Furthering Economic Opportunities

For the CD 38 Program Year, the City allocated \$108,510 of CDBG funds for the repayment of a Section 108 Loan for the Demolition of Factory H, a blighted brownfields site located in Census Tract 1709. The Economic Development Director manages this project with assistance provided by private consultants.

The Economic Development Task Force, the Blight and Brownfields Committee, and the Economic, Housing, and Zoning Committee also oversee the project. The City proposed to use \$100,000 annually for the repayment of a Section 108 Loan to demolish Factory H which is included in the *City of Meriden Section 108 Loan Application for Demolition of Factory H*. Co-funding for this project is also provided by the US Environmental Protection Agency.

The City also allocated \$36,760 for employment and training of low income men, women and youth.

Strategic Plan Objectives Met

- Expand employment opportunities for economically disadvantaged, long-term, unemployed, and special needs populations through work training, supportive services, and life skills training.

Accomplishments in Attaining Strategic Plan Objectives

Activity	5 Year Goal	CD-36 Accomplishment	CD-37 Accomplishment	CD-38 Accomplishment	% Goal Met
Housing Rehabilitation	125	5	1	5	9%
Homeownership Assistance	9	2	3	0	55%
Code Enforcement	9,000	2,983	3,256	1,800	89%
Sidewalks	5	1	1	1	60%
Public Services General	480	36,663	39,484	25,719	100%
Senior Services	1,225	1,724	1,654	1,310	100%
Handicapped Services	24	28	29	30	100%
Legal Services	50	116	87	42	100%
Youth Services	4,744	4,242	4,066	2,282	100%
Employment Training	4	173	60	92	100%
Lead Hazard Screening	60	18	1	0	32%

In the third program year under the 2010-2015 Consolidated Plan, the City of Meriden is on track to meeting its Consolidated Plan goals and objectives as demonstrated in the table above. Accomplishment numbers indicate that selected activities are having an impact on strategies and identified needs. Proposed accomplishments for several objectives have already been exceeded. Major goals are on target with the exception of housing rehabilitation. A significant barrier having a negative

impact on fulfilling this strategy is lack of funding. The City will evaluate this strategy and its barriers and make adjustments where necessary to ensure Consolidated Plan goals are met.

Decent Housing Objective

Housing Priority Needs	5-Year Goal	Annual Goal	Actual CD 38
<i>Renters</i>			
0 – 30% of MFI	249	49	0
31 - 50% of MFI	35	7	0
51 - 80% of MFI	30	6	0
<i>Owners</i>			
0 – 30% of MFI	170	34	0
31 – 50% of MFI	0	0	0
51 - 80% of MFI	60	12	3
81 – 120% of MFI (eligible for NSP program)	0	0	0
<i>Total Section 215</i>			
<i>215 Renter</i>			
<i>215 Owner</i>			3

*Does not include code enforcement activities.

Suitable Living Environment Objective

Public Service Activities	Accomplishments CD 38	As % of total
TOTAL	22,526	100%
a. White, Non-Hispanic	3,447	15%
b. Black, Non-Hispanic	2,651	12%
c. American Indian, Non-Hispanic	2	0%
d. Asian, Non-Hispanic	25	0%
e. Pacific Islander, Non-Hispanic	2	0%
f. Multi-Racial, Non-Hispanic	1,441	6%
g. Other, Non-Hispanic	3,357	15%
h. White/Hispanic	7,320	32%
i. Black/Hispanic	3,437	15%
j. American Indian/Hispanic	0	0%
k. Asian/Hispanic	0	0%
l. Pacific Islander/Hispanic	0	0%
m. Multi-Racial/Hispanic	0	0%
n. Other	844	4%
Low Income	5,271	23%
Very Low Income	2,910	13%
Extremely Low Income	14,345	64%
Female head of Household	0	0%

Economic Development Objective

Economic Development Activities	Accomplishments CD 38	Available	Expended
TOTAL	92	\$145,270	\$10,400
a. White, Non-Hispanic	21		
b. Black, Non-Hispanic	17		
c. American Indian, Non-Hispanic	0		
d. Asian, Non-Hispanic	12		
e. Pacific Islander, Non-Hispanic	0		
f. Multi-Racial, Non-Hispanic	0		
g. Other, Non-Hispanic	0		
h. White/Hispanic	37		
i. Black/Hispanic	5		
j. American Indian/Hispanic	0		
k. Asian/Hispanic	0		
l. Pacific Islander/Hispanic	0		
m. Multi-Racial/Hispanic	0		
n. Other	0		
Low Income	40		
Very Low Income	20		
Extremely Low Income	32		
Female head of Household	0		

Monitoring

The City of Meriden Community Development Office is responsible for the overall administration and implementation of the City's Community Development Block Grant Program. The Community Development Office ensures compliance with federal regulations through its review of grant application funding requests, recipient contracts, quarterly performance reports, and sub-recipient monitoring. Further, the City maintained records of program accomplishments, funding spent, people served, housing units rehabilitated, and other information to help ensure compliance with the federal regulations. All data is submitted to HUD on a timely basis and inputted into the IDIS reporting system on a quarterly basis.

Per the requirements of 24 CFR Part 91.230, the City monitored all CDBG sub-recipients and City Departments to ensure that all activities were carried out in furtherance of the Annual Plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements. The City gathered relevant data through required reports and monitoring of these organizations as required by federal regulations. Since Meriden is not a HOME Entitlement Community, these types of funds or other State resources received by local agencies are not directly administered or monitored by the Community Development Office, but rather by the State grantor department. However, local agencies respond to special request from the Community Development Office for information about these State administrated programs. As such, this information is incorporated into the Plan and will be available for assessing progress.

All grantees received compliance training at the Grantee Workshop held at the beginning of the program year that included requirements for backup documentation with invoices. The City also reviewed the requirements for income certification of low- and moderate-income households, time distribution records, and 24 CFR Part 84 Administrative requirements. Reimbursement requests were reviewed for accuracy by reviewing the approve budget and backup documentation submitted. All grantees were monitored remotely on a quarterly basis through a review of the Quarterly Reports, invoices paid and backup documentation. Five organizations with a total of ten public service programs were monitored on-site.

The remote monitoring of invoices submitted for payment and quarterly reports did not reveal any instances of non-compliance. The on-site monitoring found that additional backup documentation was required from one of the organizations monitored. The Grants Administrator determined that a file checklist of approved budget and payments processed would be used to supplement the City's accounting system. Additional follow-up in the next program year to ensure compliance is met with income certifications will be done.

The Grants Administrator has established a performance based evaluation system to monitor each sub-recipient. During the program year, the City evaluated the performance of each sub-recipient and City Department based on the specific milestones outlined in each project proposal. Progress in meeting goals is reported quarterly and annually. Specifically, each sub-recipient and City Department is required to:

- Execute a contract (of Memorandum of Agreement for City Departments) outlining the reporting requirements, project objectives, and relevant federal statutes;
- Provide quarterly reports that provide documentation of clients served by demographics, including income level, minority, and elderly status;
- Provide quarterly narrative reports that provide documentation of outcomes and performance measures;
- Document all expenses incurred, e.g. enrollment logs, receipts, etc.;
- Participate in meetings between Grants Administrator and sub-recipients. Meetings include a grantee orientation workshop and an on-site meeting with the Grants Administrator and sub-recipient as necessary; and
- Document consistency with the Consolidated Plan.

The purpose of this is to establish standards used to evaluate grantee performance. Evidence of non-compliance may be used to decrease or eliminate funding awards in subsequent years. In addition, the Grants Administrator conducted annual onsite visits to each CDBG funded public service agency to ensure compliance with applicable regulations and to review progress in meeting goals outlined in the application for funding.

During the on-site review, the CDBG administrator asked specific questions about sub-recipient performance, including:

- What objectives has the project accomplished to date?
- Is the project serving the projected number/type of people? If not why not?
- How do you track the expenditure of grant funds? Are all records up to date?
- Do you keep separate records for:
 - Administrative Functions (staff salaries, number of people served, etc.)
 - Financial Records
 - Individual Project Case Files
- If no, what records are kept in individuals/clients served?
- How long are records maintained? (e.g. 1 year, 5 years, 10 years)
- Are the records easily accessible?
- Do you have a copy of your most recent audit or financial statement?

- How would you rate your ability to maintain reports of clients served 1-5 (low-high)? If low, what would you need to do to improve?

In addition to City staff, an ad-hoc committee comprised of the Grants Administrator, City Manager, Chairman of the Human Services Committee and the Mayor; and the Director of the Health and Human Services Department worked in conjunction to ensure the success of the program. The group assisted by identifying needs, advising on program guidelines, ensuring compliance with HUD regulations, overseeing activities funded by the CDBG program and maintaining long term compliance with the Consolidated Plan. The ad-hoc committee reviewed and recommended the budget prior to its submission to the City Council for consideration.

Status of Grant Programs

The City's grant programs are on track for meeting expenditure rates and completing programs on time. The City has expended 57% of its available funding for housing activities and 57% of its public service allocation. Many of the grant programs receiving assistance are multiple year programs. The percentages above indicate that these programs are on track for completion on time and within budget.

The City continued to monitor sub-recipients to ensure timely expenditures and also continued to expend its housing allocation in a timely manner. The City has not encountered any critical obstacles in implementing its programs.

IV. Program Narrative

Relationship of CDBG funds to Goals and Objectives

The City of Meriden utilized 100% of its CDBG funds, including any program income, towards activities meeting the Consolidated Plan goals and objectives. Housing activities and public service activities have been established as high priorities and the City implemented various activities to meet these needs. The City continued to fund housing activities such as housing rehabilitation, code enforcement, and homeownership opportunities. The City also provided funding to several non-profit organizations to carry out priority public service activities serving the homeless, special needs populations, youth, and the elderly. All CDBG funds allocated were targeted to benefit low-to moderate-income persons. The majority of activities undertaken by the City including housing activities and public service activities directly benefitted low income clientele.

Priority activities identified in the Consolidated Plan were established through a comprehensive process including extensive public outreach, consultation with public and private agencies, a housing and community development needs assessment, and a housing market analysis. Results of that comprehensive review assisted in determining community needs to be addressed throughout the five-year period. The City continued to fund activities to meet these needs using its CDBG funds and by leveraging other funding sources when possible. The City funded priority needs first and if funding was available then funded lower priority needs. Lack of available funding did not allow the City to meet all community needs identified.

Priority needs addressed with CD 38 CDBG funds included 1) maintaining its existing housing stock, 2) enforcing local codes, 3) eliminating and reducing slum and blight influences, 4) promoting home ownership and housing choice, 5) reducing lead hazards, 6) improving safety and security, 7) providing needed supportive services, 8) reducing renter cost burden, 8) meeting homeless and other special population needs, 9) retaining and expanding local business, 10) recruiting new businesses, 11) training and developing the local labor force, and 12) redeveloping underutilized or vacant properties.

The City has made great strides in addressing affordable housing within its means. The City set-aside a percentage of its annual CDBG allocation for housing activities and continued to do so in CD 38. Refer to the affordable housing section above for affordable housing accomplishments utilizing CDBG funds, including the number and types of households served.

Changes in Program Objectives

The City does not foresee any changes in program objectives for the ensuing five-year period. Housing and public service activities remain as high priority needs in Meriden and the use of CDBG funds is essential to address these needs.

Accomplishments in addressing the objectives identified, greatly relies on the amount of funding available from the federal government. The City previously received additional funding from HUD through the Neighborhood Stabilization Program (NSP1) and the American Recovery and Reinvestment Act (CDBG-R). These funds have proven to be very useful in addressing Consolidated Plan objectives, however, these sources of funding were not permanent or guaranteed for any future use. The City continued efforts to meet Consolidated Plan objectives utilizing available funding and if at any point in the future the City determines there is a need to revise objectives identified, the City will provide proper documentation to support the need for a change and will follow proper amendment procedures.

Efforts in Carrying Out Planned Activities

Resources Available

The City successfully carried out its planned activities utilizing all resources indicated in the Consolidated Plan including its annual CDBG allocation, any program income received, and general funds. The City also coordinated with various agencies that utilize other sources of funding to carry out planned activities, such as the Meriden Housing Authority who participates in HUD's Housing Choice Voucher (Section 8) Program and the federal Low-Income Public Housing program. Additionally, New Opportunities Inc. received HOPWA funding.

Certifications of Consistency

The Grants Administrator is responsible for providing certifications of consistency in a fair and impartial manner.

Each year, the Community Development division seeks proposals from City agencies and qualified organizations that provide Community Development-related services in the City of Meriden. The Grants

Administrator reviewed each proposal and recommended funding the grant based on several criteria including compliance with the Consolidated Plan. Proposals for public service activities or public facility improvements that have not been identified in the Consolidated Plan as critical needs in the community are deemed not be consistent with the Consolidated Plan. Proposals are also evaluated for the number of extremely low, low and moderate income individuals and/or households that would be assisted by the plan; the number of individuals and/or households that would be aided in avoiding homelessness; by its ability to remove barriers to affordable, decent and suitable housing. Proposals that cannot demonstrate a benefit in their areas are deemed inconsistent with the Consolidated Plan. All public service grantees awarded funds during the program year were deemed to be compliant with the City's Consolidated Plan.

In addition to the CDBG RFP process, the Meriden Housing Authority, several times during the program year, sought a certification of consistency from the City as a part of a non-CDBG related grant application. In this case, the proposed activities are evaluated for the number of extremely low, low and moderate income individuals and/or households that would be assisted by the plan; the number of individuals and/or households that would be aided in avoiding homelessness; by its ability to remove barriers to affordable, decent and suitable housing.

Hindering Consolidated Plan Implementation

The City ensured that all activities funded were carried out consistent with the Consolidated Plan and managed its programs in accordance with HUD regulations at 24 CFR Part 570 and other related federal regulations. The City monitored its sub-recipients to ensure compliance with federal regulations and also developed all HUD reporting materials including the Consolidated Plan, Action Plan, and CAPER in accordance with HUD regulation. The City does not deviate from federal regulations and will not fund activities non-compliant with HUD requirements. The City also managed its programs strictly in conformity with HUD regulations and has consistently been granted approval by HUD for all required reporting documents. The City continued to use the CPMP tool provided by HUD and other related guidance to complete both its CAPER and Annual Plan. By using the CPMP tool and strictly following HUD regulations, the City believes that it is appropriately monitoring consistency with the Consolidated Plan on an ongoing basis and that by doing so it did not hinder Consolidated Plan implementation.

Use of CDBG Funds for National Objectives

The City utilized 100% of its CDBG allocation towards meeting HUD national objectives and also the objectives identified in its Consolidated Plan. Through an organized financial tracking system and through data tracking, the City ensures that at least 70% of its annual allocation benefits low-to moderate-income persons. The City consistently exceeds this requirement by expending more than the required 70% on activities benefitting LMI persons.

Anti-Displacement and Relocation

The City of Meriden participated in the Neighborhood Stabilization Program (NSP) through HUD and implements its Neighborhood Preservation Program (NPP), which is a housing rehabilitation program.

As part of its Consolidated Plan under 24 CFR, Part 91, the City certifies that it has in effect and is following a Residential Anti-displacement and Relocation Assistance Plan (RARAP). The plan indicates steps to be taken to minimize the displacement of families and individuals from their homes and neighborhoods as a result of federally assisted activities. The plan provides one-for-one replacement units to the extent required.

The City updated its RARAP in accordance with the Department of Housing and Urban Development (HUD) regulations at 24 CFR 42.325 and with Section 104(d) of the Housing and Community Development Act of 1974 (HCD Act of 1974), as amended. The City complies with all federal regulations governing anti-displacement and relocation assistance. The City's plan is as follows:

RARAP

The City of Meriden will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under the Community Development Block Grant (CDBG) Program.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Meriden to provide funds for a project that will directly result in demolition or conversion, the City of Meriden will make public by publication in a newspaper of general circulation or by posting the information on the City website (www.cityofmeriden.org) and submit to HUD (or to the Connecticut Department of Economic and Community Development, if applicable) the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided;
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, the City of Meriden will identify the general

location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available. The City of Meriden Office of Community Development is responsible for tracking the replacement of lower income housing and ensuring that it is provided within the required period.

The City of Meriden Office of Community Development, phone 203 630 4105, is responsible for providing relocation payments and other relocation assistance to persons displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act (1974), the City of Meriden will take the following steps to minimize the direct and indirect displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
5. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
6. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
7. Provide counseling or referrals to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures. Any displaced tenants or owner-occupants will be provided with advisory services or referral.

Should the City of Meriden acquire for the purpose of rehabilitation property subject to the U.R.A. using CDBG Entitlement or NSP funds, the City will complete the following:

1. Notification – Any occupants who may be relocated, either temporarily or permanently, will be provided 90 days written notice to vacate.
2. Advisory Services – Any displaced tenants or owner-occupants will be provided with relocation advisory services.
3. Moving Expenses – Any displaced tenants or owner-occupants will be reimbursed for reasonable and customary moving expenses.

4. Replacement Housing – Displaced tenants or owner-occupants will receive payment for the added cost (over and above the costs they are currently supporting) of renting or purchasing comparable replacement housing.

Low/Mod Job Activities

The economic development benefits during the program year were indirect and did not result in jobs made available to low income persons.

Program Income Received

For the purposes of CDBG, program income is defined as gross income received by the Recipient or sub-recipient directly generated from the use of CDBG funding in an amount exceeding \$25,000.

During the current reporting period no program income was generated during the program year. Approximately \$23,498 in NPP revolving loan repayments was collected. This funding will be made available for future NPP loans and related costs.

Prior Period Adjustments

No prior period adjustments were made.

Loans and Other Receivables

NPP/NSP Loans

The City of Meriden does not participate in float funding activities, however, administers NPP Revolving Loan funds. NPP funds were used for Lead Paint Hazard Assessment, Interim Controls, Abatement, and Clearance as required. The City has two types of loans and separate accounts are maintained. Loans are given through City bond funding and through CDBG funded NPP loans.

During the current reporting period no program income was generated. Approximately \$23,498 in NPP revolving loan repayments was collected. This funding will be made available for future NPP loans and related costs.

The City operates its NPP program on a forbearance basis. All loans are forbearance loans, meaning they must be paid back upon the sale of the home.

No loans were forgiven or written off during the current reporting period.

During CD 38, five affordable housing units were in the process of being rehabilitated. Properties completed during CD 38 were funded through NPP funds.

Lump Sum Agreements

The City of Meriden has not entered into any lump sum agreements during the current reporting year.

Neighborhood Revitalization Strategies

The City of Meriden does not have any HUD approved neighborhood revitalization strategies.