



2020-2024 Consolidated Plan

DRAFT

City of Meriden
Economic Development Department
142 East Main Street
Meriden, CT 06450

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Executive Summary

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

1. Introduction

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

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

Expand/Improve Public Infrastructure & Facilities

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

Preserve & Expand Affordable Housing

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

Public Services & Quality of Life Improvements

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

Economic Development

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

3. Evaluation of past performance

The City of Meriden, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low- to moderate-income individuals in the community. However, improvements to public facilities and infrastructure, vital and essential public services and economic development remain some of the most prolific needs facing the City of Meriden and its residents, as documented by the current Consolidated Plan, the City's previous Consolidated Plan, and the 2018 Consolidated Annual Performance and Evaluation Report (CAPER).

According to the most recent 2018 CAPER, the City made significant progress in all its housing and community development goals. The City well exceeded its established goals for improvements to facilities and public infrastructure as well as providing vital public services for low- to moderate-income (LMI) persons. These non-housing community development efforts helped to create a suitable living environment in the City. The City also exceeded its goal for assisting persons experiencing homelessness. For affordable housing programs such as the housing rehab program the City had a goal to assist five homeowners with rehab and assisted six, surpassing its goal. Finally, the City exceeded its goals for providing economic development assistance services such as employment services to LMI persons in the City. Over 1,500 persons benefitted from economic development assistance services.

4. Summary of citizen participation process and consultation process

The City followed its Citizen Participation Plan closely in soliciting citizen input for the 5-Year Consolidated Plan and first-year Annual Action Plan. A series of meetings and public hearings were conducted so that the applicant organizations and members of the public could offer input into how proposed programming fit with the City's Consolidated Plan. A Public Review and Comment period was also held during which citizens were able to submit written comments on the draft 5-Year Consolidated Plan and first-year Annual Action Plan. Members of the public were also invited to share their thoughts and ideas as to how Meriden's CDBG funding could best serve the community and its needs at the public hearing and public comment review period.

The PR-15 Citizen Participation section details the citizen participation outreach efforts of the City of Meriden.

5. Summary of public comments

The PR-15 Citizen Participation section details the citizen participation outreach efforts of the City of Meriden. All comments were accepted.

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

All comments were accepted.

7. Summary

Primary data sources for the Consolidated Plan include: 2006-2010 & 2013-2017 American Community Survey 5-Year Estimates, 2012-2016 CHAS, Bureau of Labor Statistics, Longitudinal Employer-Household Dynamics (LEHD), Inventory Management System/PIH Information Center (IMS/PIC), the Balance of State Continuum of Care 2018 PIT Count, HUD 2018 Housing Inventory Count (HIC), HUD 2020 LMISD, and other local data sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2017 data and tables that utilize CHAS contain 2016 data. At the time of writing only 2016 CHAS data was available from HUD. However, 2017 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2017 ACS data.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MERIDEN	Economic Development Department

Table 1 – Responsible Agencies

Narrative

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

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

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

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The HUD approved Citizen Participation Plan sets forth the City's policies and procedures for citizen participation in the development of Meriden's Consolidated Plan and Annual Plan documents. The City adheres closely to its Citizen Participation Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

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

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

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

Through its applicant organizations, the City aims to provide social and supportive services that address the needs of persons at risk of homelessness. Specifically, the Women and Families Center's "Project REACH" program targets runaway, homeless and at-risk youth throughout the City of Meriden and offers services aimed to get them off the streets and into safe, stable living environments. The Meriden Soup Kitchen also addresses immediate needs of the homeless and those at-risk of homelessness by connecting them with critical services. Programs like the Change the Play Meals, New Opportunities Security Deposit

Program, and the Salvation Army Comprehensive Emergency Assistance Program aim to assist low- and moderate-income persons and families who are one financial setback away from homelessness. The New Opportunities Shelter Now program also provides shelter to homeless individuals in the community, including potential spaces for families in need.

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

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

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Rushford
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
2	Agency/Group/Organization	New Opportunities of Greater Meriden (NOGM)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
3	Agency/Group/Organization	Children First Initiative
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
4	Agency/Group/Organization	Making Meriden Business Center
	Agency/Group/Organization Type	Services-Employment Business Leaders

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
5	Agency/Group/Organization	Franciscan Home Care and Hospice Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
6	Agency/Group/Organization	Women and Families Center
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.
7	Agency/Group/Organization	Joy Unlimited Outreach Ministries
	Agency/Group/Organization Type	Faith-based Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the Consolidated Plan stakeholder meeting on December 4, 2019 to consult with community and housing development needs.

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

There were no agency types that were intentionally not consulted. All comments were welcome.

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

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

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City works with its partners such as the Meriden Housing Authority (MHA) and the City Housing Code Division to help with affordable housing programs in the City. The City with the MHA and local nonprofits such as Women and Families Center, The Salvation Army, and New Opportunities to address homelessness in the City. Through coordination of City partners and other agencies, the City is able to implement the activities in the Consolidated Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City followed its Citizen Participation Plan closely in soliciting citizen input for the 5-Year Consolidated Plan and first-year Annual Action Plan. A series of meetings and public hearings were conducted so that the applicant organizations and members of the public could offer input into how proposed programming fit with the City's Consolidated Plan. A Public Review and Comment period was also held during which citizens were able to submit written comments on the draft 5-Year Consolidated Plan and first-year Annual Action Plan. Members of the public were also invited to share their thoughts and ideas as to how Meriden's CDBG funding could best serve the community and its needs at the public hearing and public comment review period.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Meeting	Non-targeted/broad community Human Services Organizations	A stakeholder meeting was held at City Council Chambers at 142 East Main Street on December 4, 2019 to provide information on the Consolidated Plan. There were 7 members from the public attending the meetings.	No comments were made on the Consolidated Plan.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Hearing	Non-targeted/broad community Human Services Organizations	A public hearing was held (Special Human Services Committee Meeting) at the Meriden Senior Center, 22 West Main Street on March 4, 2020 at 6:00 PM regarding the Consolidated Plan. Attendance included two members of the Human Services Committee, 5 staff and 37 applicant organizations/members of the public.	Grant applicants spoke in promotion of their programs. It was stated by a member of the public that they would like the City to pursue the creation of an indoor athletic facility.	All comments were accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held on June 30, 2020 regarding the Consolidated Plan and first year Annual Action Plan.	All comments were accepted.	All comments were accepted.	
4	30 Day Public Comment Period	Non-targeted/broad community	A 30-day public comment review period was open from July 17, 2020 to August 16, 2020 to allow the public to review and make comments on the draft Consolidated Plan and first year Annual Action Plan. Written comments could be sent to the EDD at 142 East Main Street, Meriden, CT 06450.	All comments were accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to ensure the most efficient and effective use of resources the City of Meriden must first assess the needs of the community. In this section, the City's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Developing a picture of the current needs in the City begins by looking at broad trends in population, income, and household demographics. Once that data has been gathered, it can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The City's public housing supply, the needs of those facing homelessness, and non-homeless special needs are addressed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining how resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in Meriden is crucial in aiding in setting evidence-based priorities for entitlement programs.

Data Note: Many fields in this document are populated automatically by the IDIS system. In order to provide the most accurate and up-to-date analysis, additional data sources are often used.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one housing unit for each household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	60,484	60,241	-0%
Households	23,861	26,109	9%
Median Income	\$53,873.00	\$57,350.00	6%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2006-2010 ACS, 2013-2017 ACS

Residents

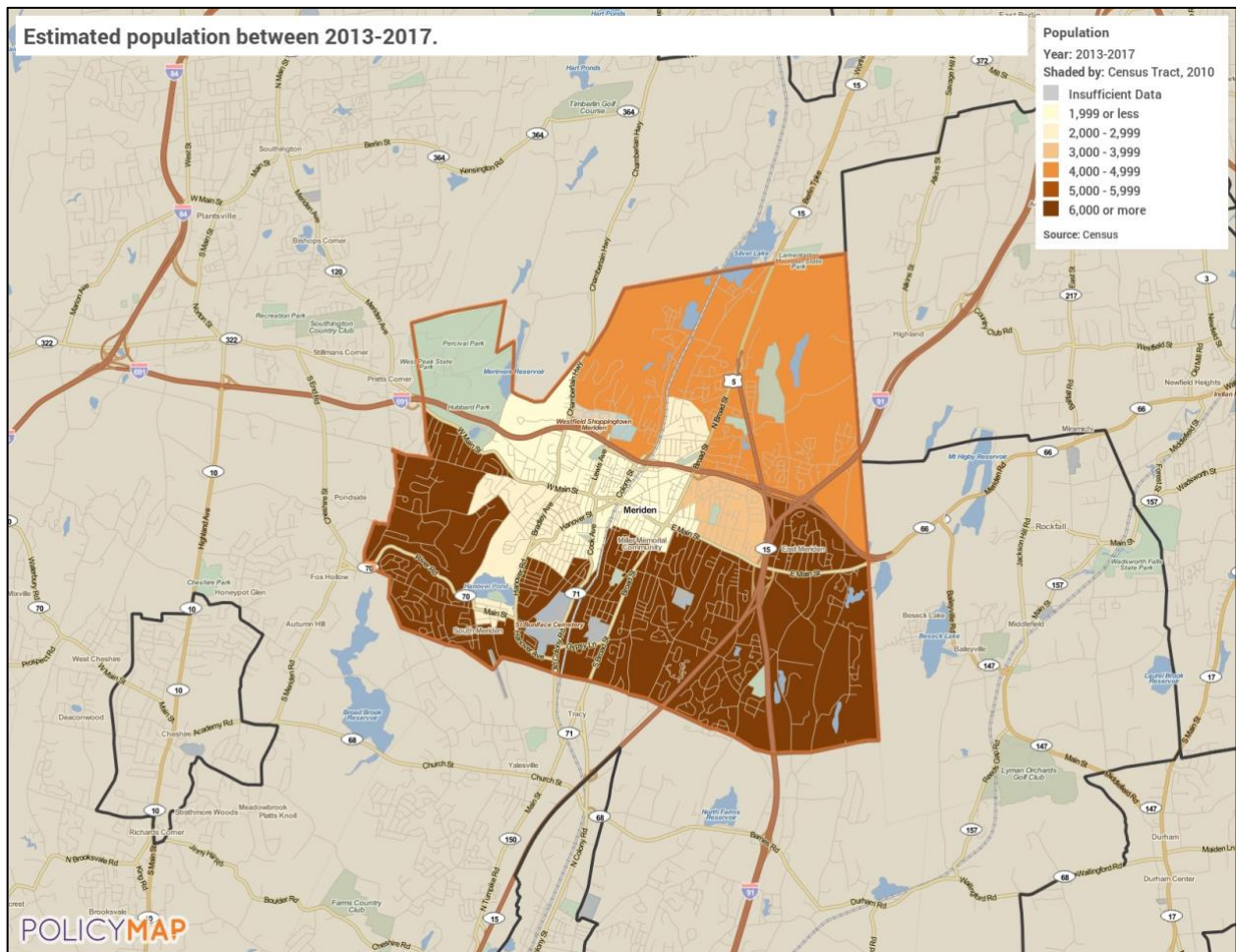
Since 2010, the population of Meriden has declined slightly by 0.4%, or 250 individuals. During that same time period, the number of households increased by 9.4%. This unequal growth rate between population and number of households' points to an overall decrease in the number of households. In New Hanover County the population grew by 0.6% and the households declined by 1.0%. In Connecticut, the population grew by 1.4% and households grew by 0.2%.

The median household income in Meriden grew by 6.5%. Unfortunately, due to inflation the actual purchasing power of residents has declined since 2010. According to the Bureau of Labor Statistics, a household earning \$53,873 in 2010 has the same purchasing power as someone earning \$60,375 in 2017, a decrease in purchasing power of 5%. Statewide, the MHI increased from \$67,740 to \$73,781 but with inflation the purchasing power decreased by 2.8%. In New Hanover County, the MHI grew from \$61,114 to \$64,872 and purchasing power decreased by 6.3%.

Population

The following map shows the population of the city by census tract. Each year, the US Census Bureau adjusts the nation's census tracts and attempts to put approximately 4,000 people in each tract. This map does not display population density but it does show the way the population has changed since the last census. Growth appears to be more common in the southern tracts while central tracts have a smaller population.

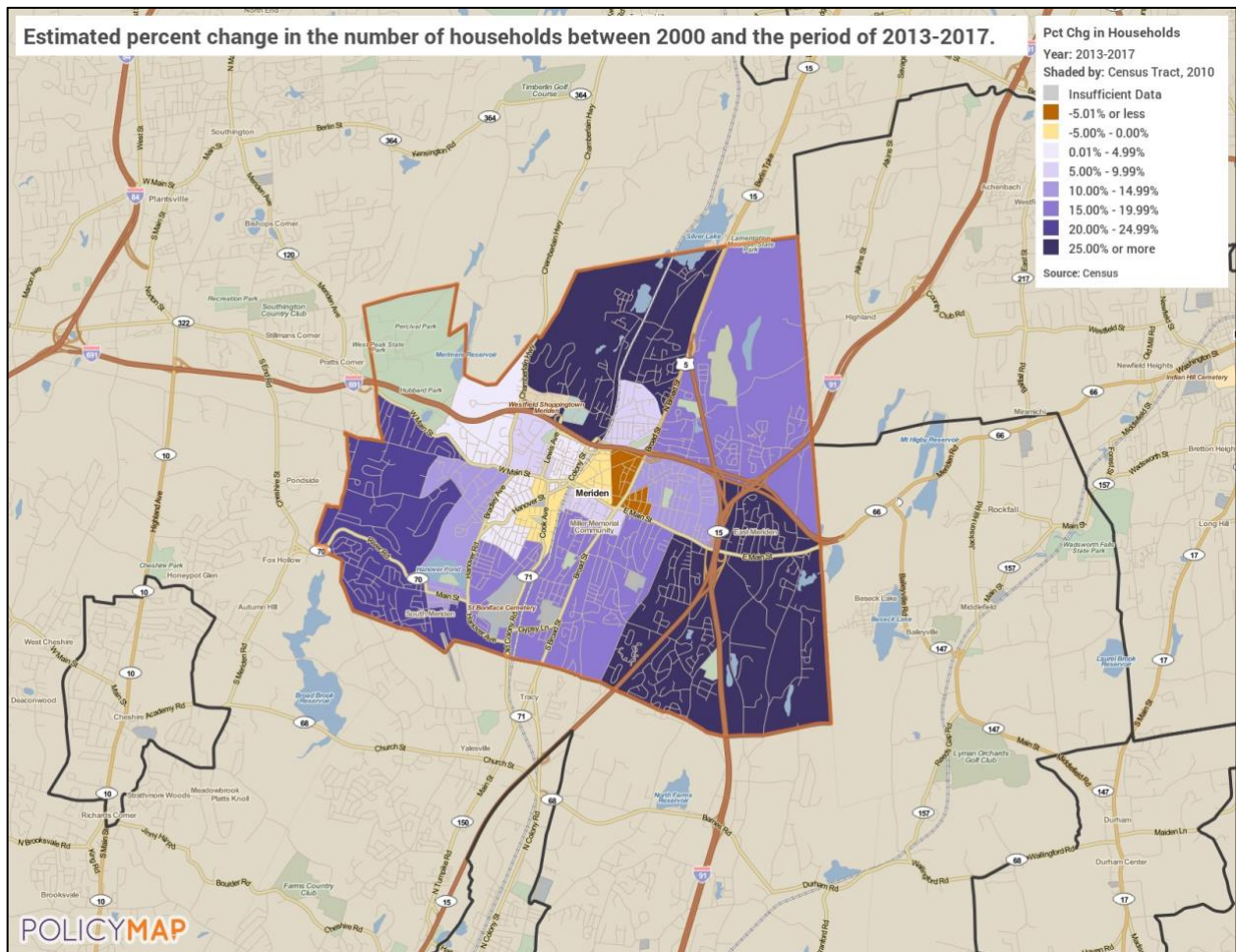
Source: 2013-2017 American Community Survey 5-Year Estimates



Change in Population

As noted above, the City's population grew by 3.4% during this time period. That growth was not uniform throughout the City. The outer tracts saw significantly faster growth than most other areas, often 20% or more. Central tracts saw lower levels of growth and, in some cases, saw the population decrease. The fastest growing tracts, primarily tracts in the north central and southeastern corner, increased by over 25%.

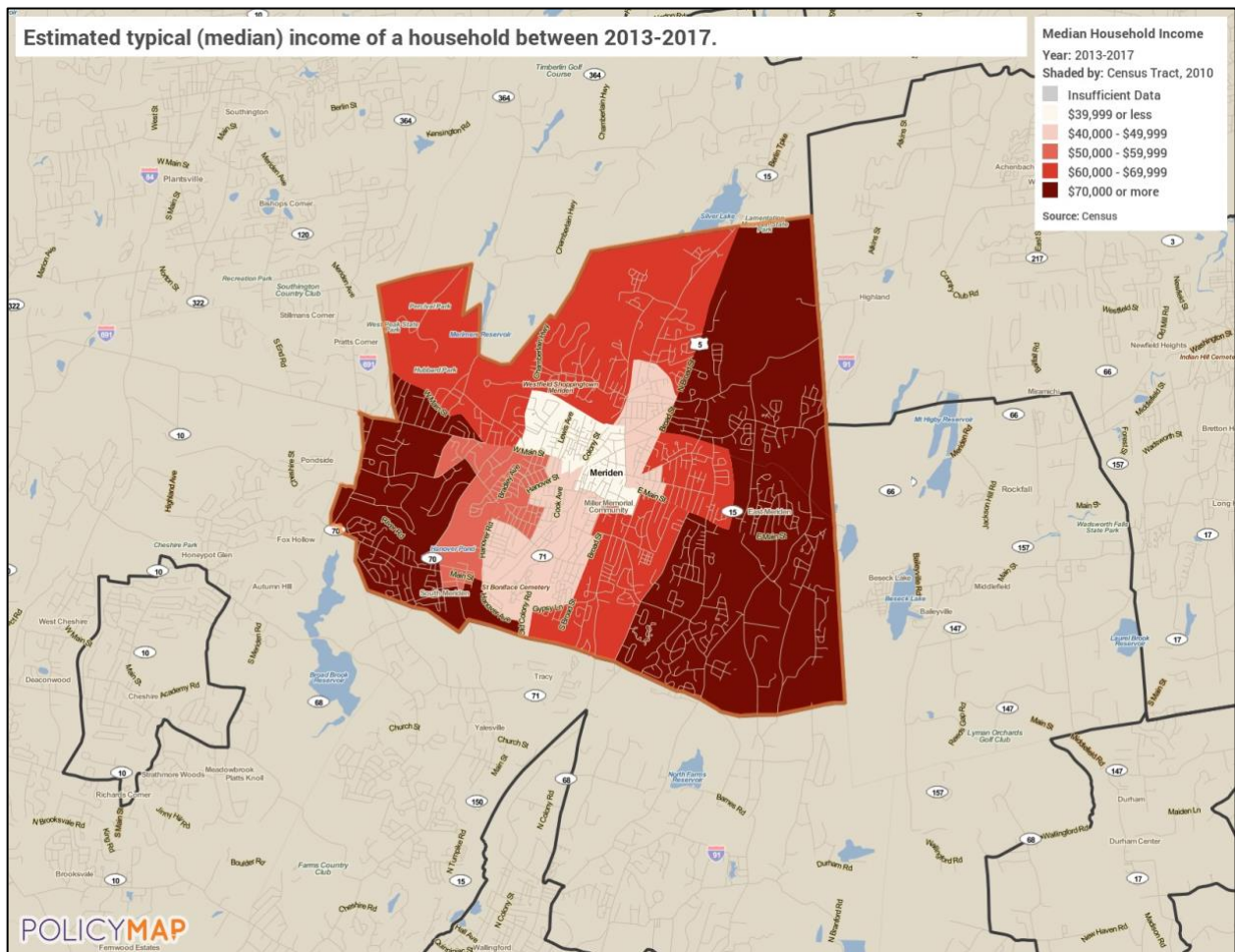
Source: 2013-2017 American Community Survey 5-Year Estimates



Median Household Income

In the City of Meriden, a household's income appears to be linked to where that person lives. Tracts along the outside of the City, particularly in the east and southwest, have a significantly higher median household income than nearby tracts in the center of the City.

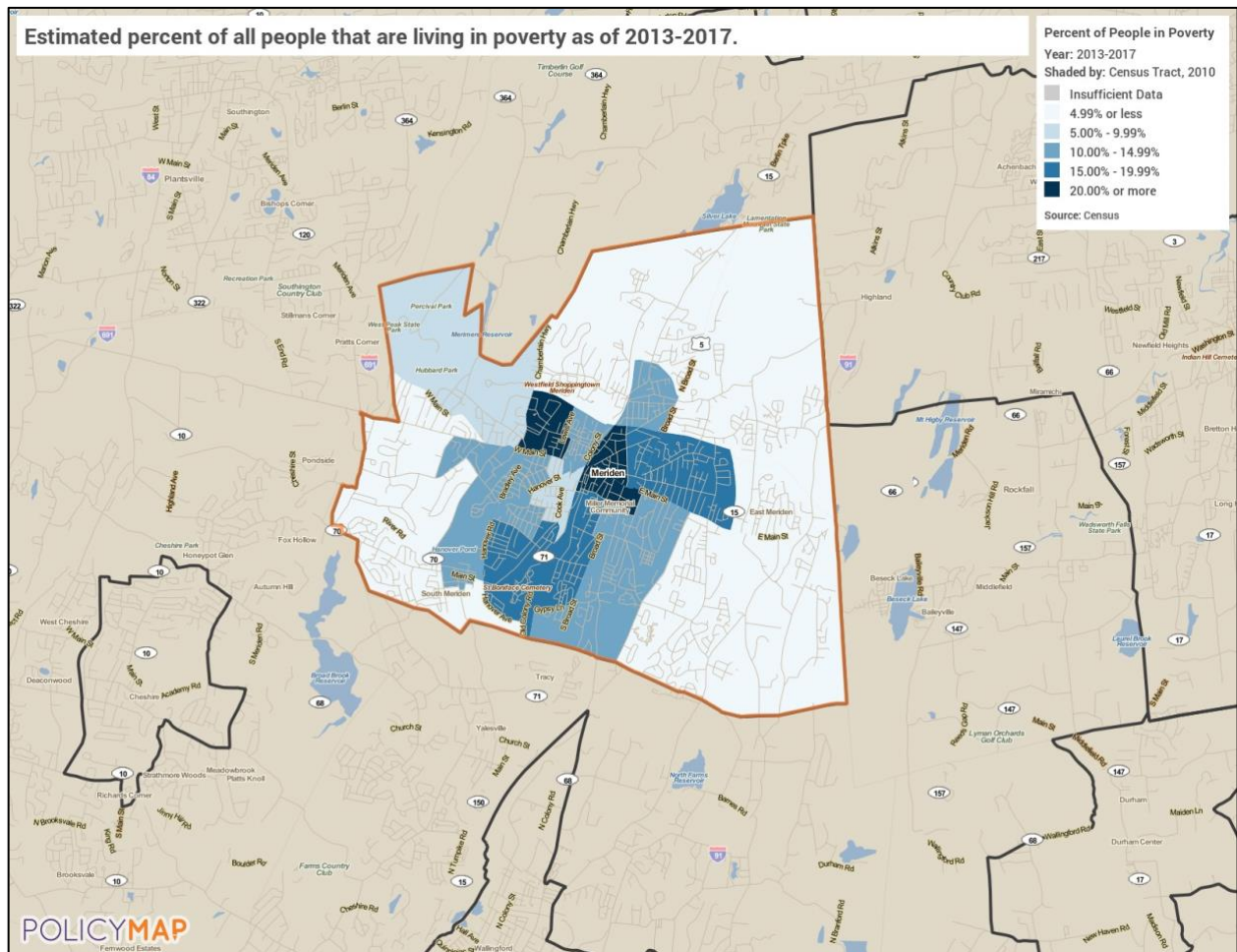
Source: 2013-2017 American Community Survey 5-Year Estimates



Poverty

The following map shows that the areas with high poverty are also those that were identified above as having a low median household income. The poverty rate in several central tracts is over 20%, which is significantly higher than the outer tracts where the poverty rate is generally less than 5%. High poverty areas are of particular concern to the City, especially if those areas also have high concentrations of minority residents.

Source: 2013-2017 American Community Survey 5-Year Estimates



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,700	4,190	4,630	2,920	9,225
Small Family Households	1,395	1,530	1,630	1,195	4,565
Large Family Households	260	250	215	100	545
Household contains at least one person 62-74 years of age	605	890	870	635	2,190
Household contains at least one person age 75 or older	745	740	595	200	520
Households with one or more children 6 years old or younger	875	630	535	385	520

Table 6 - Total Households Table

Alternate Data Source Name:
2012-2016 CHAS

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2016 CHAS data. Residents who are in higher income ranges tend to have household demographics that differ from those in lower income ranges. Specifically, a greater proportion of households in the greater than 100% HAMFI group are small family households than households in lower income groups. Households in the lower income groups are also much more likely to have children than higher income groups, approximately 23.6% of 0-30% HAMFI households have a child under six while only 5.6% of greater than 100% HAMFI households do.

The factors which influence household size and education are often interrelated and work to reinforce each other. Education, employment opportunities, marital status and many other factors influence the household's access to income and household size. Residents who marry later also generally have higher education levels and tend to have smaller families, which means that in addition to higher earning potential these households also have fewer people to care for and fewer baseline living expenses.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	75	0	20	125	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	20	10	30	170	0	10	4	0	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	65	40	25	230	45	20	15	15	95
Housing cost burden greater than 50% of income (and none of the above problems)	1,440	320	40	0	1,800	680	615	210	55	1,560
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,335	590	40	2,370	170	730	975	525	2,400
Zero/negative Income (and none of the above problems)	200	0	0	0	200	60	0	0	0	60

Table 7 – Housing Problems Table

Alternate Data Source Name:
2012-2016 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in the New Haven County. Using 2016 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status.

Cost burden is clearly the biggest housing problem in Meriden in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2016 CHAS data there were 4,170 renters and 3,960 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,680	475	90	75	2,320	725	640	225	70	1,660
Having none of four housing problems	835	1,985	2,170	875	5,865	200	1,085	2,145	1,900	5,330
Household has negative income, but none of the other housing problems	200	0	0	0	200	60	0	0	0	60

Table 8 – Housing Problems 2

Alternate Data Source Name:
2012-2016 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

3. Cost Burden > 30%

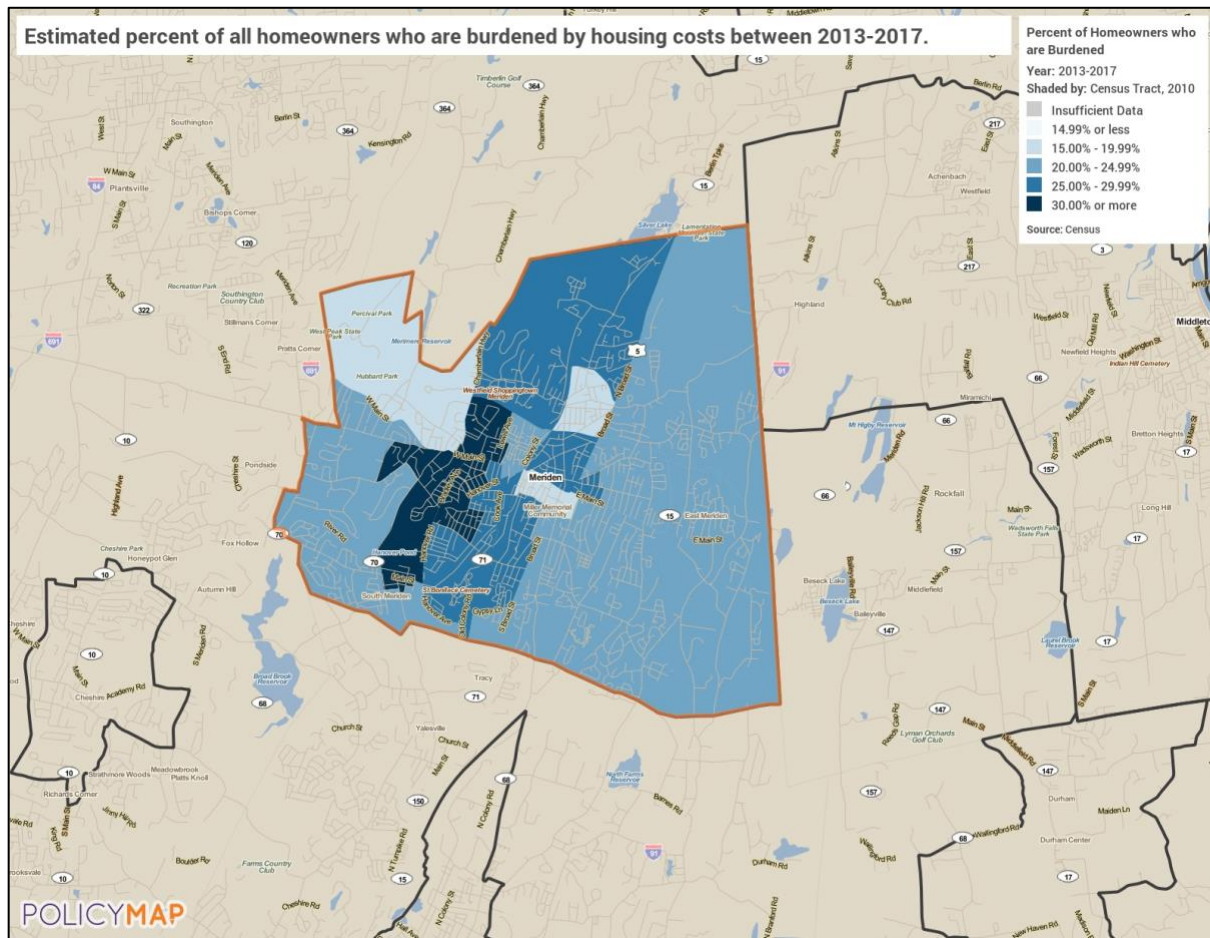
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,010	780	230	2,020	175	535	600	1,310
Large Related	170	79	0	249	50	115	95	260
Elderly	470	340	100	910	550	625	280	1,455
Other	390	535	300	1,225	120	100	210	430
Total need by income	2,040	1,734	630	4,404	895	1,375	1,185	3,455

Table 9 – Cost Burden > 30%

Alternate Data Source Name: 2012-2016 CHAS

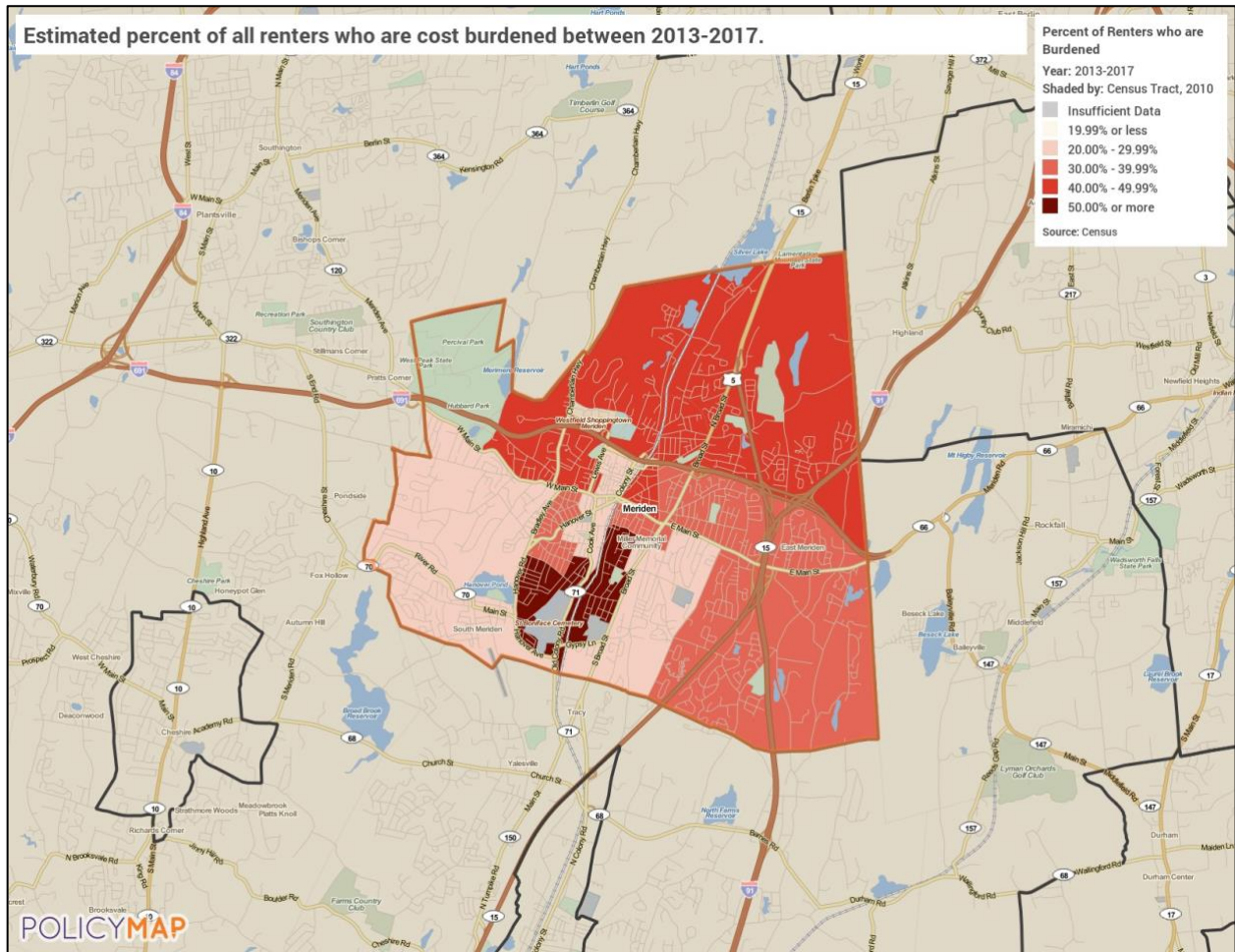
Housing Cost-Burdened

The maps and data above showed that income and poverty appear to be closely tied to geography, which includes clear concentrations in certain areas. There is a similar pattern for cost burdened homeowners. More central tracts tend to have higher rates of cost burden than exterior tracts.



Cost Burdened Renters

Cost burdened renters show a similar, though not identical, distribution throughout the City. Renter tracts in the northern part of the City have relatively high renter cost burden rates even though home owner cost burden rates in that area are relatively low. In the southern downtown area the cost burden rate is 50% or higher while neighboring tracts have less than 30%.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	825	125	0	950	150	345	100	595
Large Related	155	4	0	159	50	50	35	135
Elderly	350	135	0	485	445	145	50	640
Other	285	115	40	440	80	85	20	185
Total need by income	1,615	379	40	2,034	725	625	205	1,555

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2012-2016 CHAS

Severe Cost Burden

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing cost.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	85	50	55	360	45	30	0	4	79
Multiple, unrelated family households	40	0	0	0	40	0	0	19	10	29
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	210	85	50	55	400	45	30	19	14	108

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2012-2016 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households, but it is much more prevalent in renter households. There are over 500 households, mostly renters, that are overcrowded.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	580	390	180	1,150	95	250	330	675

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2012-2016 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2013-2017 ACS 5-Year Estimates 38.7% of occupied housing units in the City are single person households. This equates to approximately 26,109 households. Renters are more likely to live in a single-person household than homeowners. Approximately 54.8% of renter-occupied units are single-person households as compared to 27.8% of owner-occupied households.

Elderly residents who live alone may be in particular need of housing assistance. They are often on a fixed income and need assistance to maintain autonomy. In the City of Meriden, nearly 46% of all households with someone over the age of 65 are single-person households, 3,232 people.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In the City of Meriden, there are approximately 7,142 individuals who have a disability. They represent 12% of the population. The disability rate is highest for older residents, which isn't surprising as disabilities become more prevalent as people age. Ambulatory difficulty is the most common disability with 3,516 individuals reporting it.

Victims of Rape and Domestic Violence

According to the FBI's 2017 Uniform Crime Report, in the City of Meriden there were 223 violent crimes in that year. Of these crimes, two were murders, 29 were rapes, 58 were robberies, and 134 were assaults.

There were approximately 1,432 property crimes during the same year. Two hundred and seventy-seven were burglary, 980 were larceny, 175 motor vehicle thefts, and 10 arsons.

Of the reported rapes and assaults it is likely that there were significantly more. Residents who are victims of these crimes are often in need of housing support to allow for them to escape from a dangerous situation, particularly when children are involved.

What are the most common housing problems?

Like many communities across the country, cost burdened residents is the most common housing problem. When residents pay over 30% of their income to housing costs they are at an increased risk of homelessness and substandard living conditions. Resources spent on housing become unavailable for transportation, health care, childcare, and education. All these factors reinforce each other creating an economic situation that is difficult to get out of. High housing costs reduce the availability of reliable transportation which prevents access to new economic opportunities which then makes it difficult to earn enough money to cover housing expenses.

Are any populations/household types more affected than others by these problems?

Housing problems tend to be more prevalent in low-income neighborhoods. An analysis of race, ethnicity, income and housing problems is conducted in MA-50.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Approximately 41.7% of the renters in the city of Meriden have rental obligations that consume more than 30% of their household income. This presents an unreasonably large burden on such households. Given the consistent increase in rents across the City addressing cost burden requires both a reduction in housing prices and increase in economic opportunities. Homelessness prevention programs that assist at-risk renters before they reach an unresolvable impasse with their landlords needs sufficient funding and the necessary level of promotion so that all know how and when to take advantage of them.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Meriden not provide additional estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The factors that contribute to an increased risk of homelessness are as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that aren't valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Substance abuse, criminal background, prior evictions, high levels of debt and the loss of benefits (such as housing vouchers or Temporary Assistance for Needy Families (TANF)) can adversely impact the stability of a family's housing situation. Incidences of domestic violence or human trafficking can also greatly diminish one's ability to afford housing, especially when children are involved.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area’s housing problems.

For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published May 2018 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,980	465	260
White	1,445	240	95
Black / African American	345	25	45
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,115	195	125

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,180	1,005	0
White	1,640	540	0
Black / African American	510	85	0
Asian	45	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	895	380	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,885	2,750	0
White	1,380	1,815	0
Black / African American	80	120	0
Asian	45	74	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	340	710	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	710	2,210	0
White	510	1,445	0
Black / African American	49	315	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	415	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income Households

Citywide, approximately 86.5% of residents in this income group have a housing problem. There are no racial or ethnic groups who are disproportionately impacted by housing problems.

Very Low-Income Households

Very low-income households are less likely to have a housing problem with 76%. However, there is one group who is disproportionately impacted. According to CHAS data 100% of Asian households in this group have a housing problem. However, this group is very small, only 45 households.

Low Income Households

Approximately 40.7% of households in this group have a housing problem. Again, there are no racial or ethnic groups disproportionately impacted.

Moderate Income Households

Within the City only 24.3% of households in this group have a housing problem. There are no racial or ethnic groups disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area's housing problems.

For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published May 2018 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,405	1,035	260
White	1,155	535	95
Black / African American	260	110	45
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	940	370	125

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,115	3,070	0
White	585	1,585	0
Black / African American	195	400	0
Asian	20	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	320	955	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	4,315	0
White	275	2,920	0
Black / African American	10	195	0
Asian	10	110	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	1,035	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	2,775	0
White	115	1,845	0
Black / African American	4	355	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	535	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income Households

Approximately 69.9% of households in this income group have a severe housing problem. There are no racial or ethnic groups disproportionately impacted.

Very Low-Income Households

Residents in this income group are significantly less likely to have a severe housing problem, only 26.6%. One racial group, Asian households, report severe housing problems at a disproportionate rate, 44.4%.

Low Income Households

Only 6.8% of low income households report a severe housing problem. There are no racial or ethnic groups disproportionately impacted by severe housing problems.

Moderate Income Households

Only 5.0% of households in this category have a severe housing problem. No racial or ethnic groups are disproportionately impacted.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater need - housing cost burden when the members of a racial or ethnic group at a given income level experience a housing cost burdens at a greater rate (10% or more) than the income level as a whole. Households who pay more than 30% of their income for housing are considered cost burdened. Households paying more than 50% of their income are considered severely cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,555	5,185	3,655	270
White	11,230	3,150	2,025	95
Black / African American	1,200	560	465	45
Asian	275	80	0	0
American Indian, Alaska Native	14	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,750	1,245	1,120	135

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

Discussion:

Within the City, approximately 21.3% of all households are cost burdened and pay between 30% and 50% of their income to housing expenses. There are no racial or ethnic groups reporting a disproportionate cost burden rate.

Extreme cost burden is less common with 15.0% of households in the jurisdiction reporting it. Again, there are no groups disproportionately impacted.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, there are no groups that stand out with disproportionately greater needs. Very low income Asian households report disproportionately greater housing problems and severe housing problems but the population is very small.

If they have needs not identified above, what are those needs?

There were no additional needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. In New Haven County, nine of the eleven municipalities operate public housing programs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	339	735	11	713	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,807	14,379	16,289	13,989	0	0
Average length of stay	0	0	5	5	0	5	0	0
Average Household size	0	0	1	2	3	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	96	101	0	101	0	0
# of Disabled Families	0	0	135	199	5	194	0	0
# of Families requesting accessibility features	0	0	339	735	11	713	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	300	610	10	591	0	0	0
Black/African American	0	0	39	121	1	118	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	236	428	5	417	0	0	0
Not Hispanic	0	0	103	307	6	296	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Section 8 Rental Voucher Program provides rent subsidies for income-eligible families, funded by HUD. The MHA generally pays the landlord the difference between 30 percent of household income and the MHA determined payment standard – about 80 to 100 percent of the fair market rent (FMR). Waiting lists indicate a strong demand for rental assistance and the Housing Authority continues to maximize its subsidy programs and apply for new vouchers when available. The Housing Authority has utilized 100% of its allocated vouchers to address affordable housing needs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Affordable housing is the most immediate need for residents of public housing and housing choice vouchers. Cost burden continues to be the most prevalent problem for residents of Meriden. Of particular need is affordable owner-occupied housing. Lower income households not only have difficulty paying their current housing costs they generally lack any ability to save up for a down payment on a home of their own.

How do these needs compare to the housing needs of the population at large

These needs are similar for the population at large. Addressing affordable housing is the most important housing issue facing the City's population.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The homeless data below is from the Balance of State Continuum of Care 2018 PIT Count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1,387	0	0	0	0	0
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	1,349	497	0	0	0	0
Chronically Homeless Individuals	168	497	0	0	0	0
Chronically Homeless Families	27	0	0	0	0	0
Veterans	147	12	0	0	0	0
Unaccompanied Child	87	47	0	0	0	0
Persons with HIV	22	4	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Balance of State Continuum of Care 2018 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Individuals Experiencing Chronic Homelessness: Within the Balance of State Continuum of Care there were 262 individuals who reported dealing with Chronic Homelessness during the 2018 PIT Count. Of these, there were 195 in emergency shelters and 94 unsheltered.

Families Experiencing Chronic Homelessness: There are significantly fewer families experiencing Chronic Homelessness than individuals. Twenty-seven families reported facing chronic homelessness, all of which are in emergency shelters.

Families with Children: Overall, there are 1,387 families facing homelessness that were reported in the 2018 PIT Count. All of these families were sheltered, 1,222 in emergency shelters and 165 in transitional housing.

Veterans: In most of the country veterans have a higher rate of facing homelessness than non-veterans. In the Balance of State Continuum of Care there were 149 individuals who reported being veterans. Most of them (137) are sheltered and 12 are sheltered.

Unaccompanied Youth: There are very few unaccompanied youth reported in the continuum. Only two, both of which were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,493	321
Black or African American	983	154
Asian	9	4
American Indian or Alaska Native	81	6
Pacific Islander	6	9
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	925	135
Not Hispanic	1,881	364

Data Source

Comments:

Balance of State Continuum of Care 2018 PIT Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Table Note: In the Balance of State Continuum of Care there were 169 multi-racial individuals, 5 unsheltered and 164 sheltered.

See question above.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the CoC, over 35% of the individuals experiencing homelessness are Black or African American and 33% are Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Overall, approximately 84.6% of residents experiencing homelessness are sheltered. The unsheltered population is primarily made up of households without children, over the age of 24, and white.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 13,881 residents over the age of 60 in the City, making up 23% of the population. Approximately 2,275 residents over the age of 60 have a disability, or 16.4%, and approximately 707 (5.1%) are below the poverty level. Elderly residents are much more likely to live in owner-occupied residences than renter-occupied residences, 63.9% and 30.7%, respectively. Nearly 40% of elderly residents are cost burdened.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

In the last two quarters of 2018 there were 698 cases of suspected opioid overdose in New Haven County. The County had the second highest rate in quarter 3 (43.8) and the third highest in quarter 4 (37.3). Between 2012 and 2018 there were 145 drug related accidental deaths, the majority of which were White, non-Hispanic (78%) and male (65%).

Disability: There are 7,142 people in the City who have a disability, which is 12.0% of the population. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. Approximately 52% of residents over the age of 75 have a disability, which is much higher than the disability rate of those between 35 and 64 (11.3%). Ambulatory difficulty is the most common disability and independent living difficulty is the second most common disability.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Meriden is located in New Haven County and reports with the County on the Department of Public Health HIV Surveillance Program. In 2017, the most recent year available, there were 32 HIV diagnosis. Nearly 85% of these diagnoses were men and Black or African Americans made up 62.5%. The most common transmission categories is male-to-male sexual contact with 62.5% and heterosexual contact with 25.0%. Overall the diagnosis rate has decreased substantially from 2002 when there were 101 diagnosis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The city identified the need for the expansion and improvement of public facilities. This need is supported in the strategic plan with the goal:

1C Improve Access to Public Facilities

In this goal, the city will expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

How were these needs determined?

Through community participation and consultation of local stakeholder partners and organizations the need to Improve Access to Public Facilities was identified. Adequate access to public facilities is essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Public facility improvements include neighborhood/community centers and parks and rec centers in LMI areas.

Describe the jurisdiction’s need for Public Improvements:

The city identified the need for the expansion and improvement of public infrastructure. This need is supported in the strategic plan with the goals:

1A Expand Public Infrastructure

1B Improve Public Infrastructure Capacity

For these goals, the city will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

Through community participation and consultation of local stakeholder partners and organizations the need to Expand & Improve Public Infrastructure was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Public Infrastructure improvements include improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.

Describe the jurisdiction’s need for Public Services:

The city identified the need for vital public services that help assist LMI households and the special needs population. This need is supported in the strategic plan with the goals:

3A Provide Supportive Services for Special Needs Populations

3B Provide Vital Services for Low-to-Mod Income Households

For these goals, the city will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

How were these needs determined?

Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The previous section provided the demographic information that is necessary to complete a comprehensive Market Analysis. Using the previously gathered data this section will begin looking closely at the housing market. A number of important indicators including trends in available types of housing, prices, age, and tenure will be analyzed to help determine the best use of grant funds by the City of Meriden.

Additionally, this section includes factors that are not directly related to the supply and demand for housing in the City. These factors include:

- Public Housing
- Homeless Services
- Special Needs Facilities
- Community Development
- Employment

Finally, this section will conclude with a discussion of the overall needs for the community and transition into the 5-Year Strategic Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of the City’s housing stock in terms of housing type and tenure. As noted in the Needs Assessment, simply having enough units for each household is not sufficient to meet demand. A variety of housing units must be available in a range of sizes and prices, for both homeowners and renters, in order to provide housing for all the City’s residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,989	49%
1-unit, attached structure	1,184	4%
2-4 units	7,372	24%
5-19 units	3,350	11%
20 or more units	3,430	11%
Mobile Home, boat, RV, van, etc	86	0%
Total	30,411	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Residential Properties by Number of Units

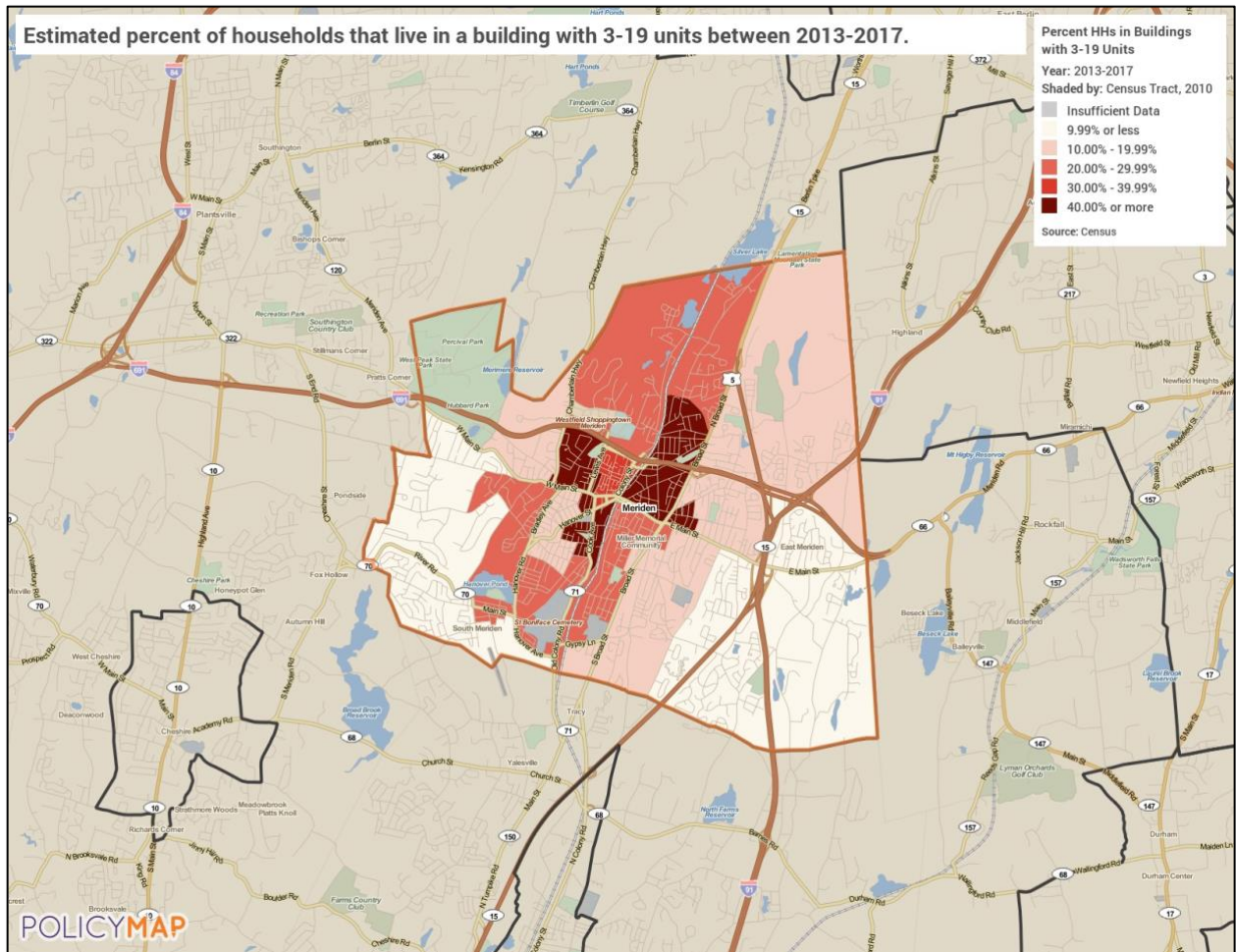
The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are the most common, accounting for nearly 50% of all housing units. Locations with a few units (2-4 units) account for 24.3% of all housing units in the City and multifamily developments (5 or more) account for 22.6%.

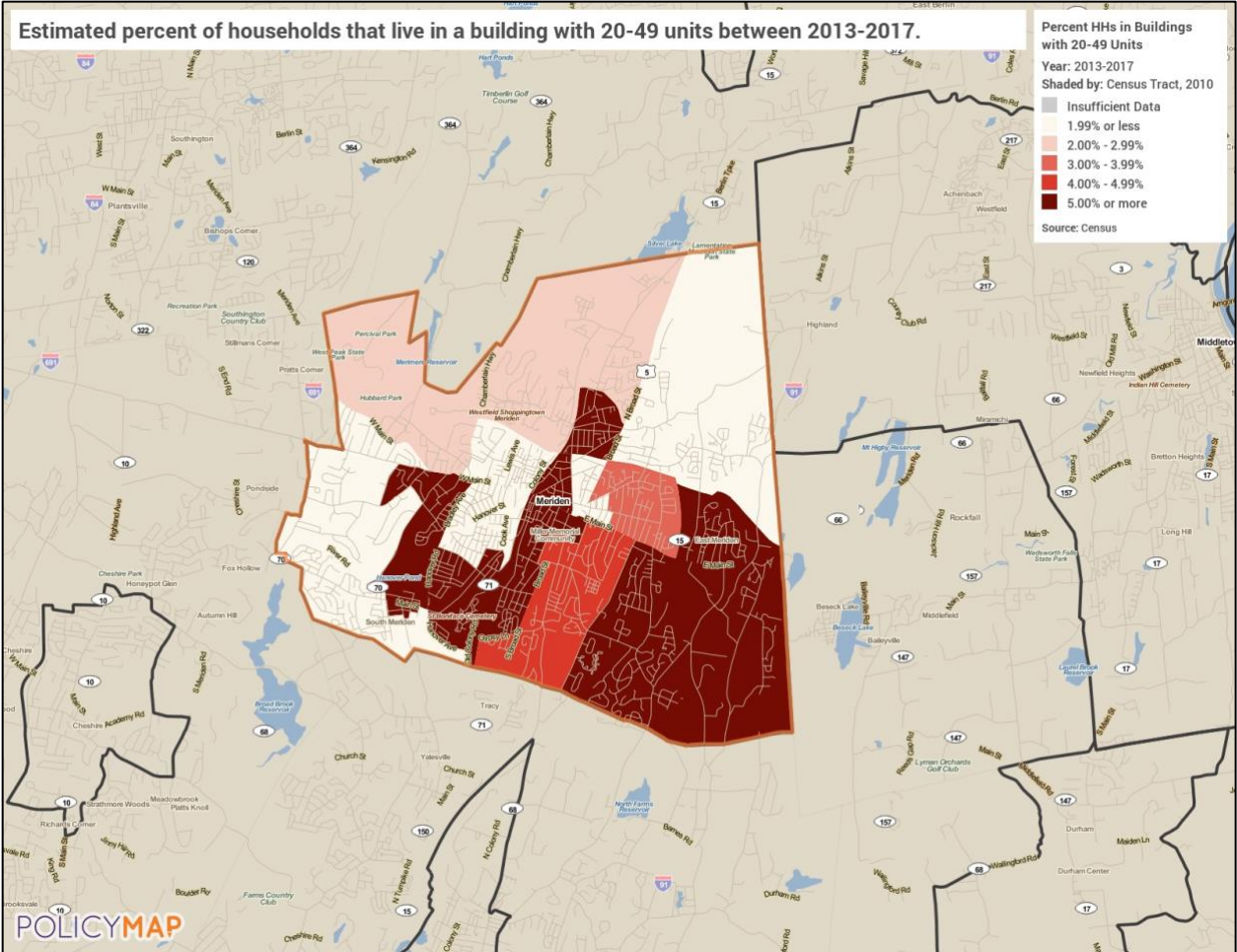
Source: 2013-2017 American Community Survey 5-Year Estimates

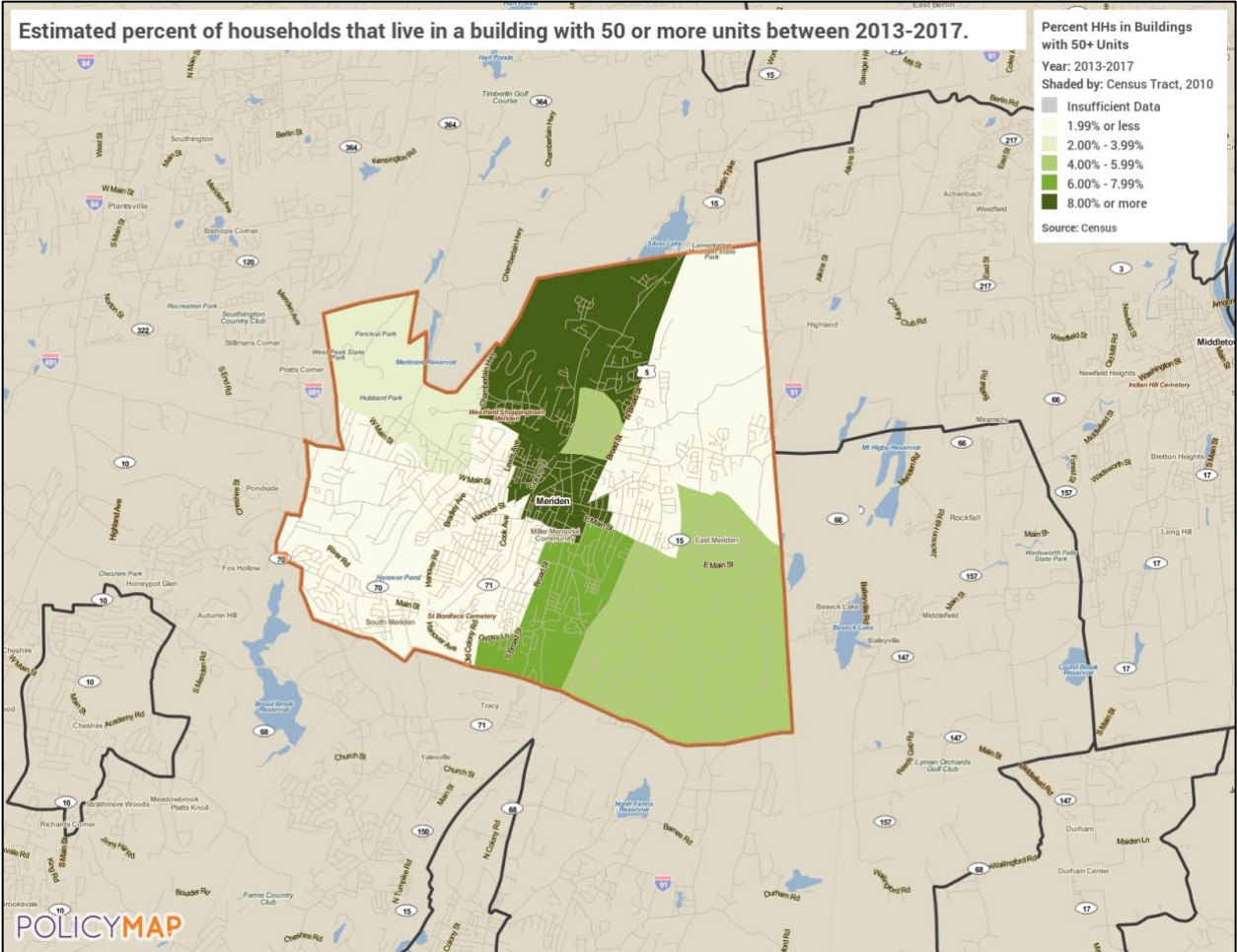
Multifamily Development Distribution

The maps below display the distribution of small, medium and large multifamily developments in the jurisdiction. Small multifamily units are buildings with 3-19 units and are most common in the downtown areas. Medium and large multifamily buildings, are less concentrated downtown, but represent a relatively small portion of the housing supply.

Source: 2013-2017 American Community Survey 5-Year Estimates







Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0%	541	5
1 bedroom	345	2	4272	41
2 bedrooms	4383	28	4088	39
3 or more bedrooms	10806	69	1622	15
Total	15,586	100	10,523	100

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Unit Size by Tenure

The size of available units in the City differs considerably for owners and renters. Renter occupied units are much more likely to be smaller, over 80% of the units have 2 bedrooms or less. Owner-occupied units, on the other hand, are considerably larger. Nearly 70% of the units have 3 or more bedrooms.

Source: 2013-2017 American Community Survey 5-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Over the course of the 5-Year Consolidated Planning period, the City estimates it will assist low- and moderate-income households with these housing efforts in the CDBG program:

Homeowner Housing Rehabilitated: 25 Household Housing Unit

Homeowner Housing Added: 20 Household Housing Unit

Direct Financial Assistance to Homebuyers: 40 Households Assisted

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are currently 10 properties with Section 8 contracts in the City of Meriden. Prior to the end of the time period covered by this plan there are two contracts that may expire. These two developments include 224 units. The units are all relatively small, there are 198 1-bedroom units and 26 2-bedroom units at risk of being lost due to expiring contracts.

Does the availability of housing units meet the needs of the population?

No, there is a lack of decent affordable units throughout the jurisdiction. From a quantitative standpoint, there may be ample units in to house the population. However, high home values and rents result in much

of the housing stock being out of the affordable range for large portions of the population. Nearly 9,000 households are cost burdened, meaning they lack affordable housing. There is also a lack of small owner-occupied units that would be more affordable for new homeowners, nearly 70% of owner households have 3 bedrooms or more. Rental households have the opposite problem, there is a lack of large rental households, only 15.4% of rental units have more than two bedrooms.

Describe the need for specific types of housing:

Currently, the City has a need for affordable housing options and housing variety within the owner-occupied and renter-occupied market. In particular, there is a lack of smaller units available for residents who may not need 3 or more bedrooms in a starter home and renters who may need larger units with more than 2 bedrooms.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within the City of Meriden. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	119,000	173,000	45%
Median Contract Rent	618	978	58%

Table 29 - Cost of Housing

Alternate Data Source Name:
2000 Census, 2013-2017 ACS

Rent Paid	Number	%
Less than \$500	841	9%
\$500-999	4,345	45%
\$1,000-1,499	3,776	39%
\$1,500-1,999	693	7%
\$2,000 or more	101	1%
Total	9,756	100%

Table 30 - Rent Paid

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

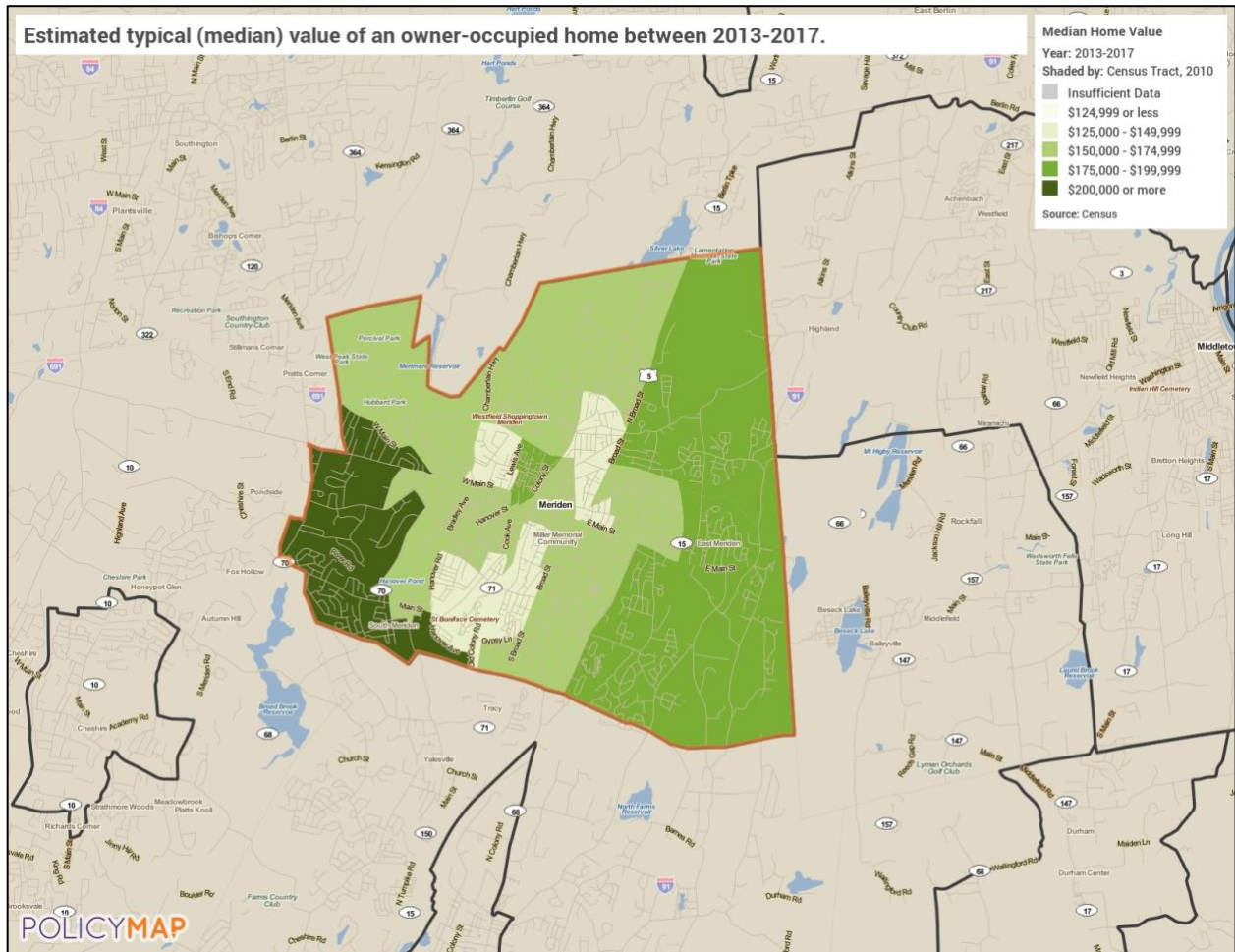
Housing Costs

Housing value and rents have increased substantially in the City since 2000. The reported average home value has increased by over 45%. This is substantial growth but when inflation is taken into account the home value has remained relatively stable. According to the Bureau of Labor Statistics, a home valued at \$119,000 in 2000 has the same value as a \$171,196 home in 2017. However, this is not necessarily representative of what a potential homeowner in the City would actually pay for the property. In Meriden, the median sales price was \$134,900 in 2017. This shows that the value of homes in the City may be greater than what new home owners are capable of paying.

Rents have increased in the City by nearly 60%. When inflation is taken into account, the growth in median rent is only 10% but low income households continue to face significant cost burdens. As noted in NA-10, changes in the median household income has lead to a decrease in purchasing power. The table above breaks out the rent paid by price cohorts in the City. Later in this section, the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

The map below shows the median home value by census tract throughout the City. In general, home values appear to be higher outside of the downtown area. The tract in the southwest has the highest Median Home Value at over \$200,000. This tract directly borders one of the lowest value tracts where the median home is less than \$125,000.

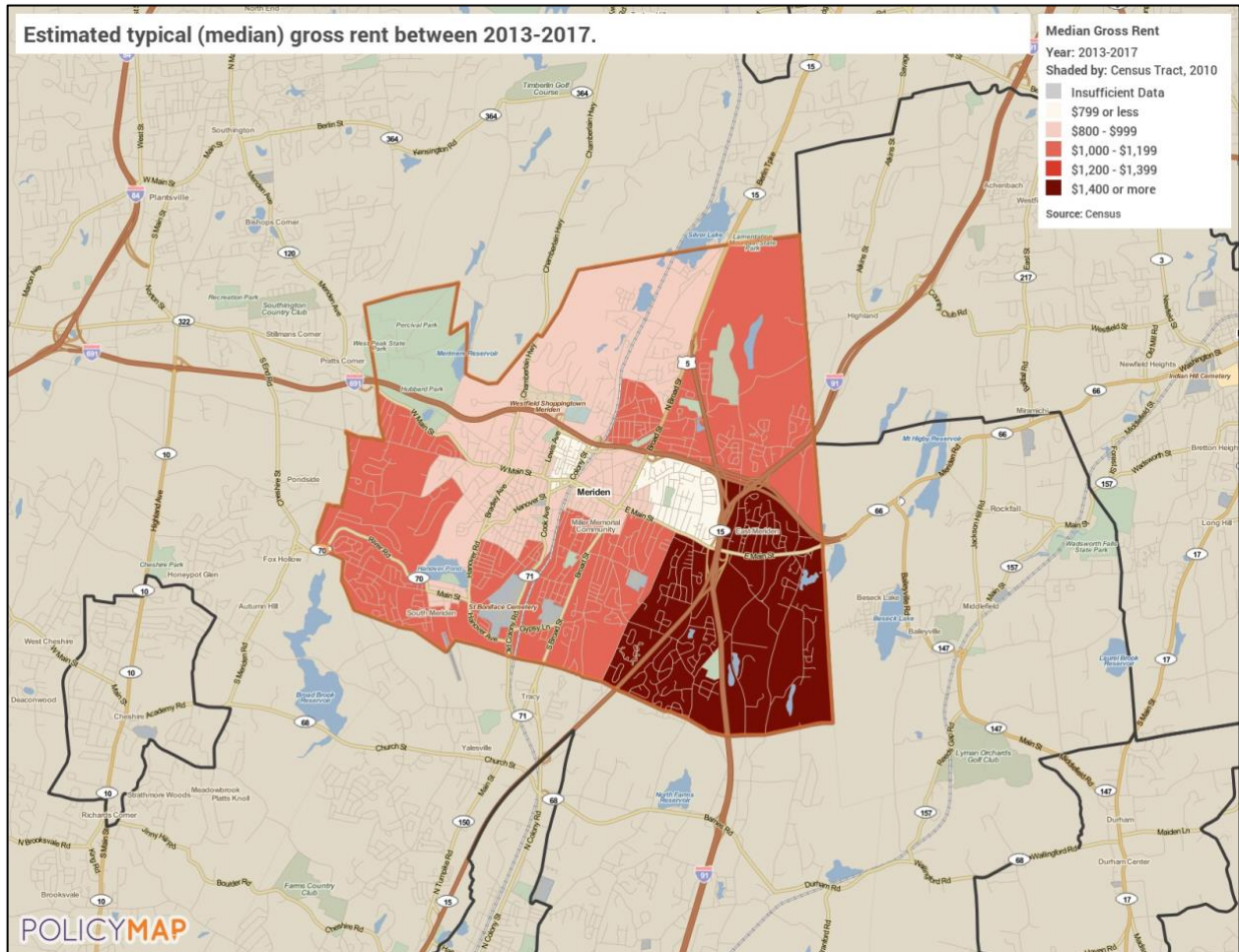
Source: 2013-2017 American Community Survey 5-Year Estimates



Median Rent

The map below displays the median rent by census tract. The highest median rents are found in the southeast tract of the City where the rent is, on average, more than \$1,400. The tracts with the lowest median rent report less than \$800 per unit.

Source: 2013-2017 American Community Survey 5-Year Estimates



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	980	No Data
50% HAMFI	4,490	1,320
80% HAMFI	8,195	4,490
100% HAMFI	No Data	6,775
Total	13,665	12,585

Table 31 - Housing Affordability

Data Source: 2011-2015 CHAS

Data Source: At this time, data for units affordable for households earning HAMFI at income categories is only available for 2011-2015

Comments: CHAS

Housing Affordability

In general, there are less units available to lower income households than higher income households, particularly for homeowner households.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,042	1,162	1,407	1,775	2,008
High HOME Rent	1,049	1,163	1,403	1,672	1,845
Low HOME Rent	883	946	1,136	1,311	1,463

Table 32 – Monthly Rent

Alternate Data Source Name:

HUD 2019 FMR and HOME Rents

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Median Household Income	Number of Households	Affordable Rent Rate	Rental Units Available	Affordable Home Value	Owner Units Available	Total Units	Difference
Less than \$25,000	3,943	Less than \$625	1,675	Less than \$75,000	900	2,575	-1,368
\$25,000 to \$49,999	7,206	\$625 to \$1,250	6,248	\$75,000 to \$150,000	3,765	10,013	2,807
\$50,000 to \$74,999	5,718	\$1,250 to \$1,875	1,559	\$150,000 to \$225,000	6,593	8,152	2,434
\$75,000 to \$99,999	3,446	\$1,875 to \$2,500	202	\$225,000 to \$300,000	3,181	3,383	-63
\$100,000 or More	5,848	\$2,500 or More	72	\$300,000 or More	1,146	1,218	-4,630

Units Affordable

Is there sufficient housing for households at all income levels?

No, there is not. In the City of Meriden, the FMR for a two-bedroom apartment is \$1,407. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn approximately \$4,700 monthly or \$56,400 annually. Assuming a 40-hour work week, 52 weeks per year, this translates into a minimum “Affordable Housing Wage” of \$27.11/hour. There are approximately 11,000 households that cannot afford the FMR.

Residents who make less than \$25,000 annually have the greatest difficulty finding affordable housing. According to the data there are 1,368 fewer units available than needed. However, the situation is worse than that. When possible, households will work to minimize their costs and those with higher incomes can acquire units that are below their maximum affordability.

See table Units Affordable above.

How is affordability of housing likely to change considering changes to home values and/or rents?

As noted in the above analysis, from 2000 to 2017, median home values and rents both increased. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. If housing unit construction and rehabilitation cannot keep up with those that go off the market, then the affordable housing issue will continue to worsen.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Meriden is \$978. That level of rent is below the Fair Market Rent and High HOME Rent for an efficiency unit and between the Low HOME Rent for 1-bedroom and 2-bedroom units. Being aware of the fair market rents and available housing will help inform which projects are supported by grant funds.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

For the purposes of this plan, units are considered to be in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are considered to be in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

Per the 159-3 of the Meriden City Code, a building is considered dilapidated if any of the following conditions exist:

- The structure is unable to provide shelter or to serve the purpose for which it was constructed due to poor conditions.
- Any walls, supports, floors or foundations appear to be poorly maintained or in disrepair to the extent that presents a safety concern.
- Damage exists from fire, wind, or other causes so that the building is unsightly and no longer provides shelter from the elements and has become dangerous to the life, safety, or general health and welfare of the occupants or the residents of the City.
- There are missing, broken, or improperly boarded windows or doors.
- Stairs, porches, railings, handrails, and/or basement hatchways are unsafe or unsightly.
- Conditions exist that are likely to cause sickness or disease or injury to the health, safety or general welfare of the persons living therein or of the people at large.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,462	22%	3,622	34%
With two selected Conditions	45	0%	368	3%
With three selected Conditions	0	0%	36	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,079	77%	6,497	62%
Total	15,586	99%	10,523	99%

Table 33 - Condition of Units

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Over 22% percent of all owner-occupied housing units face at least one housing condition while 34% of all renters have at least one housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are housing cost burden.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	905	6%	404	4%
1980-1999	2,604	17%	1,050	10%
1950-1979	7,311	47%	4,191	40%
Before 1950	4,766	31%	4,878	46%
Total	15,586	101%	10,523	100%

Table 34 – Year Unit Built

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

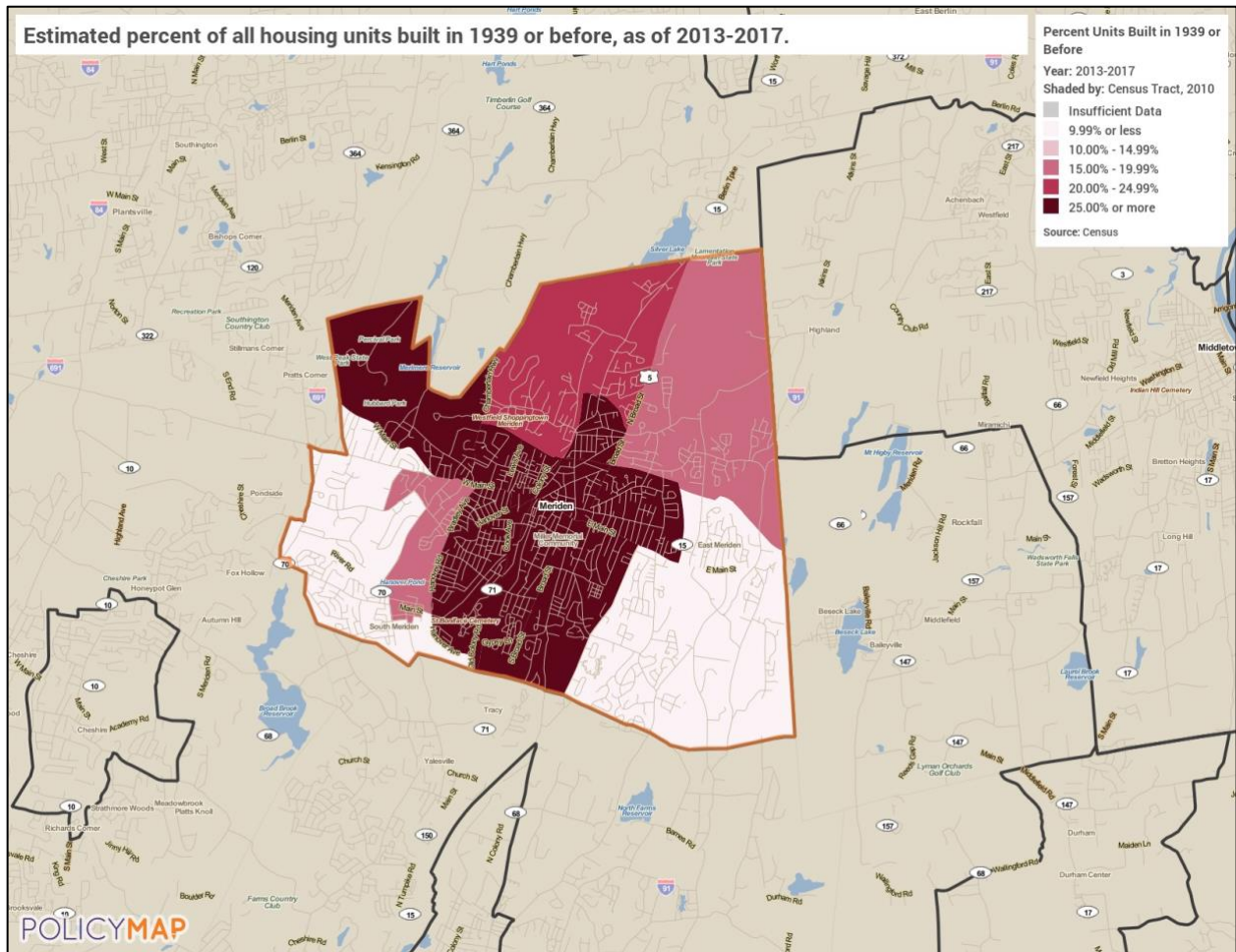
Year Unit Built

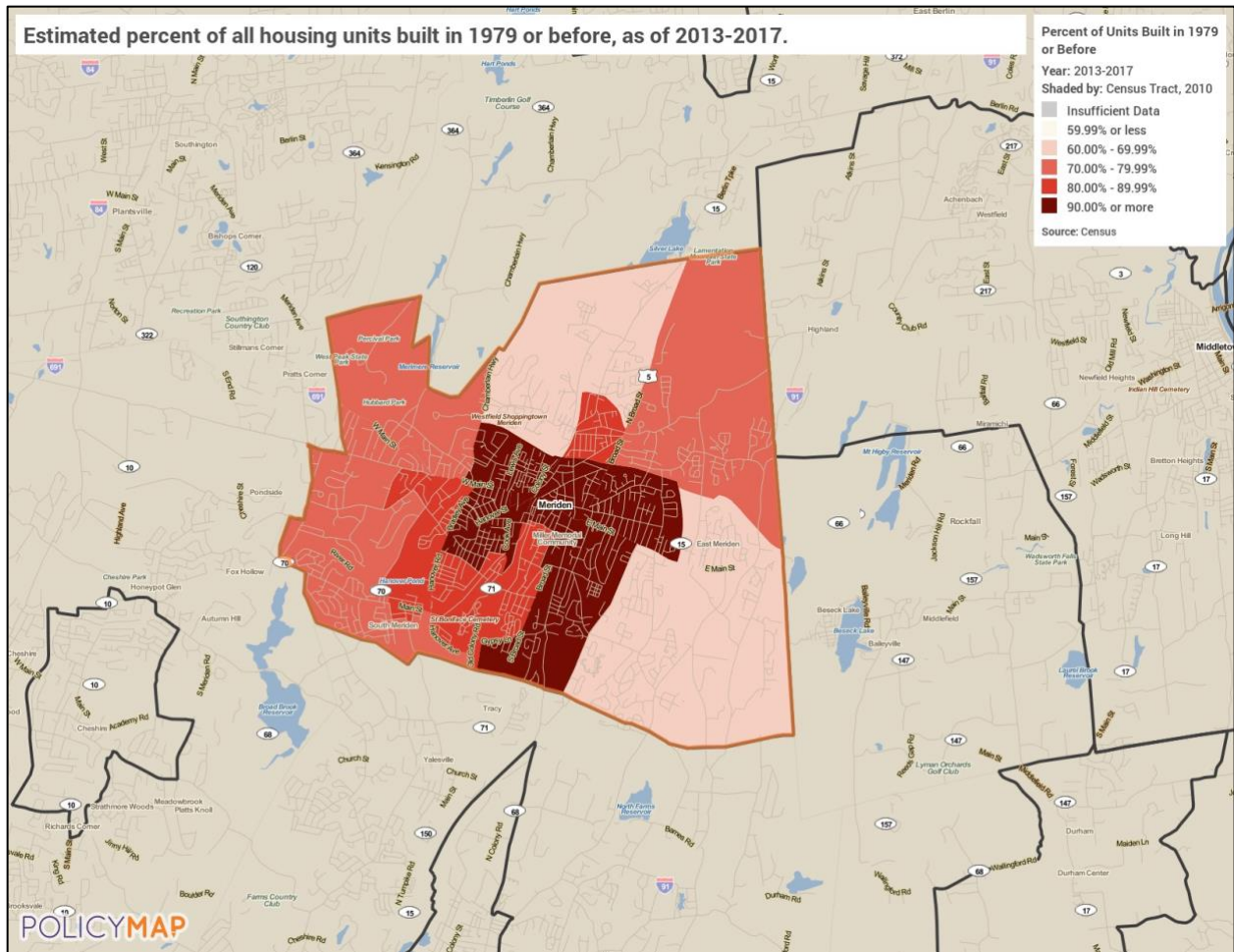
Only a relatively small percentage of the housing stock was built since 1980, less than 19%. There are currently over 21,000 housing units that were built before 1980 making up 81%. These homes are at an increased risk of Lead-Based Paint Hazard and may need significant remediation during any rehabilitation that may occur as they age.

Age of Housing

The maps below depict the prevalence of older housing units in the City. The first map identifies the percentage of units built prior to 1940 while the second map depicts units built prior to 1980. The darker shaded areas have higher concentrations of the older housing stock. The overall trend is that older homes are in the center part of the City.

Source: 2013-2017 American Community Survey 5-Year Estimates





Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,490	74%	8,470	80%
Housing Units build before 1980 with children present	750	5%	460	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Data Source: At this time, data for housing units built before 1980 w/ children is only available for 2011-2015 CHAS. For comparison the

Comments: 2011-2015 ACS was used.

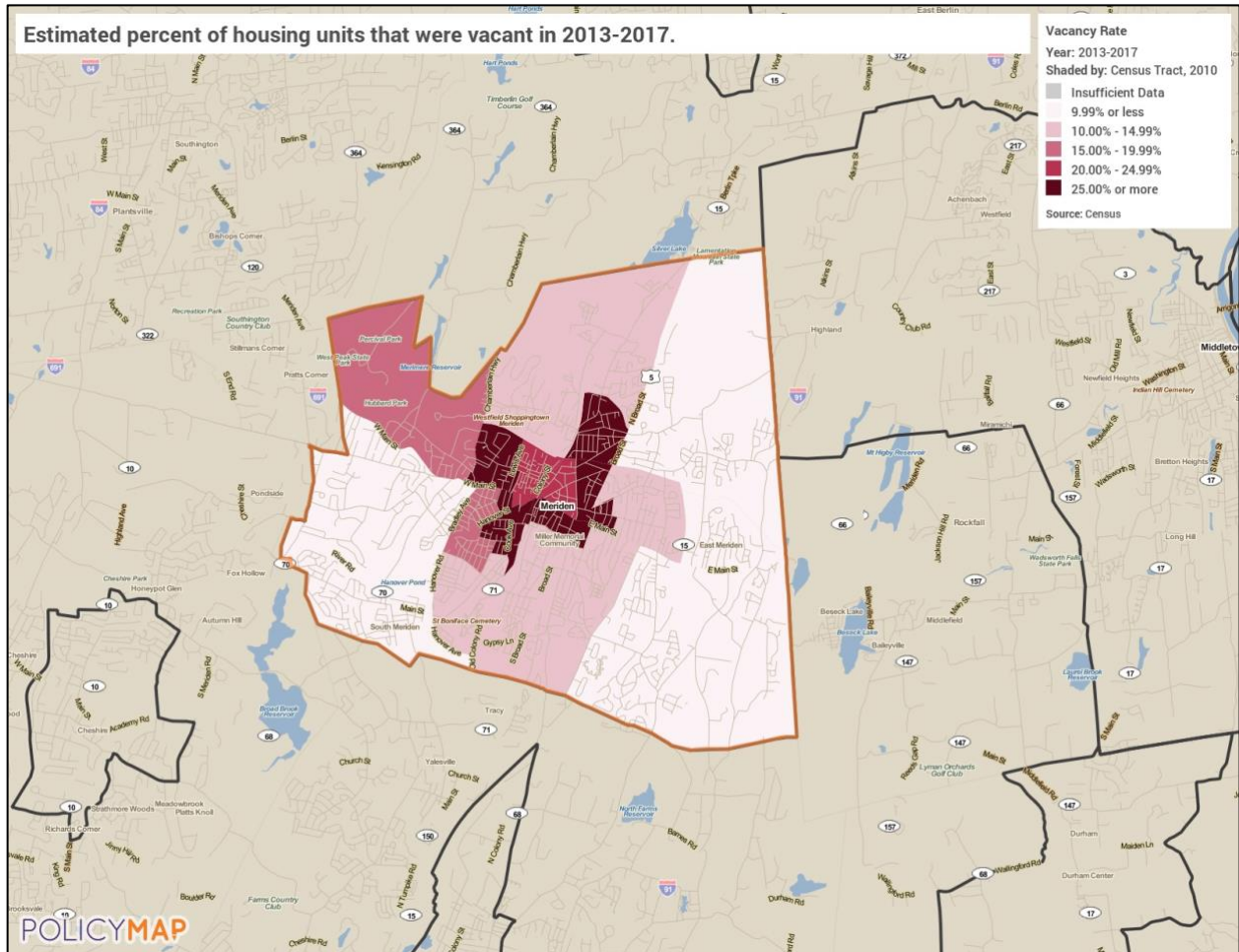
Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City there are over 21,000 housing units built before 1980, over 1,200 of which have children present.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the County. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. Vacancy is relatively uncommon in the tracts on the outside of town but significantly prevalent in the downtown areas.

Source: 2013-2017 American Community Survey 5-Year Estimates



Need for Owner and Rental Rehabilitation

Based on the analysis of data, the City's need for owner and rental rehabilitation are based on the older age of a significant portion of both the rental and owner housing stock, the high number of owner and renter units at risk for lead exposure and occupied by families with children, and the high number of renter and owner units identified as having one or more substandard conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

To estimate the number of housing units in the City by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. However, considering LMI families are more likely to live in older homes than higher income families, it is a reasonable estimate that approximately 65% of the 21,179 homes built before 1980 are occupied by LMI families. That means an estimated 13,766 LMI families may live in a home with LBP hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

Public housing in the City of Meriden is overseen by the Meriden Housing Authority (MHA). The MHA’s mission is “to provide safe, decent, healthy and responsive environment for its tenants while maintaining the fiscal integrity of the Authority.” The MHA manages four properties: Chamberlain Heights, Community Towers, Johnson Farms, and Yale Acres. They also manage the Housing Choice Voucher program. The MHA has several future projects, including improvements and expansion of Yale Acres, the construction of Meriden Commons II, Hanover Place, and 143 West Main.

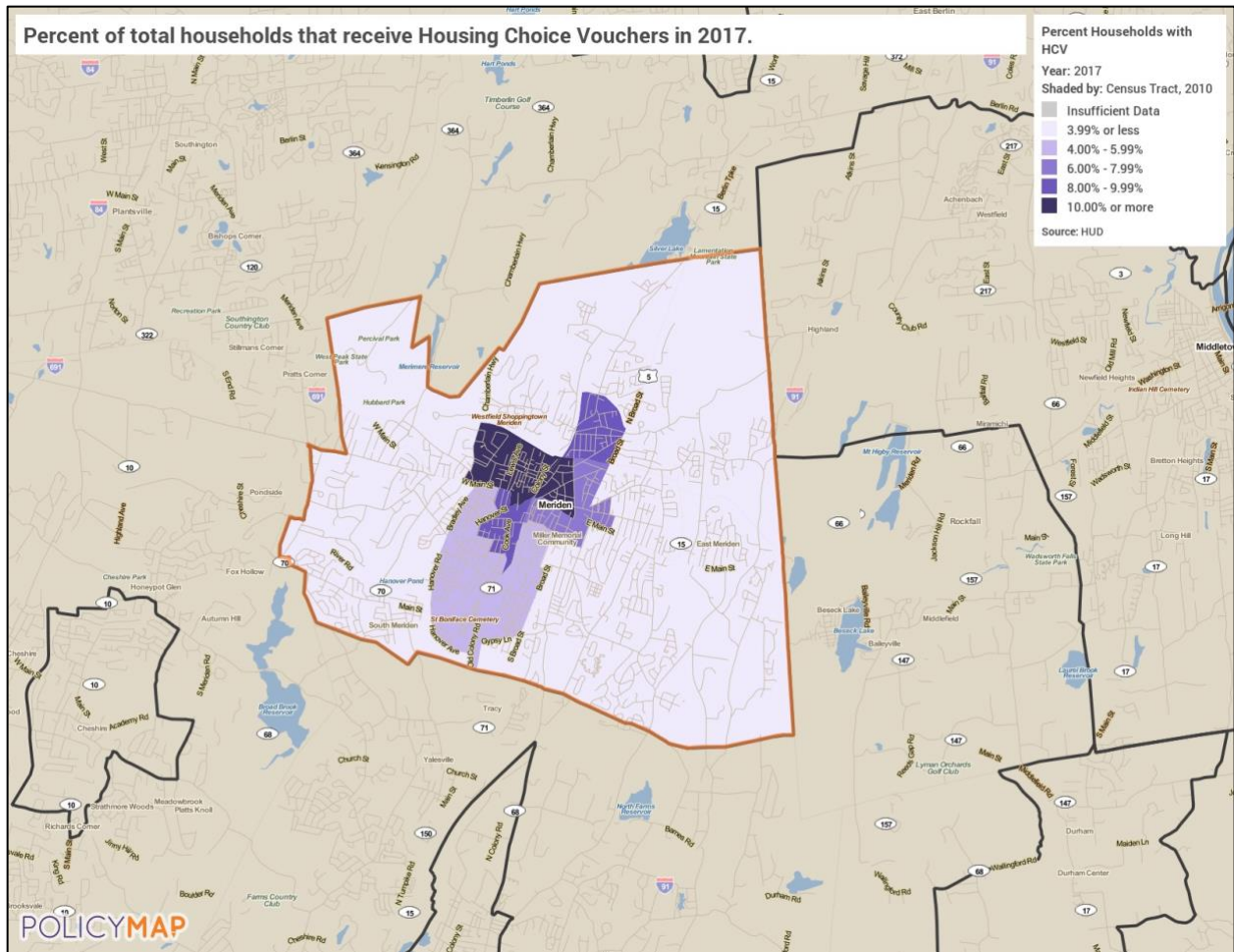
Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	360	723	0	0	0	0	0
# of accessible units	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)



Distribution of Housing Choice Vouchers

The above map shows the percent of households in a tract that receive a housing choice voucher. Central tracts have a population of over 10% with vouchers while outer tracts are much lower, less than 4%.

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Within the City there are ten Section 8 developments.

1. Village Apartments – 22 units
2. Harbor Towers – 202 units
3. Oakland Gardens – 23 units
4. Bradley Estates II – 42 units
5. Maple Hill Apartments – 32 units

6. Hanover Towers – 100 units
7. Bradley Estates I – 74 units
8. Crestwood Park – 55 units
9. Hillside Gardens – 33 units
10. Parkside Apartments – 51 units

The available units come in a variety of sizes.

- 0 Bedroom – 1 unit - \$1,049
- 1 Bedroom – 354 units - \$1,163
- 2 Bedrooms – 247 units - \$1,403
- 3 Bedrooms – 31 units - \$1,788
- 4 Bedrooms – 1 unit - \$2,070

The quality of the public housing units in Meriden is mostly high. A score of 55 or below means that the property is in poor condition, of which there is only one development. Ten properties have a score of 90 or above, making them in excellent condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Community Towers	54
Parkside Apartments	89
Hillside Gardens	83
Oakland Gardens	86
Harbor Towers	95
Bradley Estates II	93
Brookside Gardens	96
Crestwood Park II	95
Westfield Glen	95
Cedar Ridge	95
Village Apartments	99
Bradley Estates I	89
Maple Hill Apartments	96
Hanover Towers	93
Crestwood Park I	96

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Only one public housing development is in need of restoration and revitalization to bring it up to standard. Community Towers has a score of 54, which means the property is in poor condition.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In the MHA's 2019 Annual Plan there were two goals and objectives identified to address the needs of the organization.

Goal and Objective 1: Maximize the number of affordable units available to the MHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Seek replacement of public housing units lost to its inventory through mixed finance development
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Goal and Objective 2: Increase the number of affordable housing units by:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources other than public housing or Section 8 tenant-based assistance
- Implement Project Based Section 8 Voucher Program consistent with revised statutes
- Amend Section 8 Admin Plan to allow and promote use of project-based vouchers in neighborhoods that are under a comprehensive revitalization and at other mixed-finance developments

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Meriden is included in the Connecticut Balance of State Continuum of Care (CTBOS), a coalition of private agencies, public agencies, and individuals working to prevent homelessness in the State. CTBOS oversees approximately \$30,000,000 annually in funding for more than 100 housing projects across seven counties (Harford, Litchfield, New Haven, New London, Windham, Tolland, and Middlesex)

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,283	347	166	1,526	0
Households with Only Adults	993	0	210	5,871	0
Chronically Homeless Households	0	0	0	3,427	0
Veterans	22	0	116	1,148	0
Unaccompanied Youth	28	0	16	22	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name: 2018 Housing Inventory Count

Data Source Comments: Data from the HIC report was provided by the Connecticut Balance of State Continuum of Care.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Department of Health and Human Services has many programs that provide assistance to residents, and which low-income and homeless people are eligible for. Information provided below is from the Health and Human Services Department Annual Report for 2018-2019.

- Juvenile Assistance and Diversion: Offers youth in the program group and individual counseling, education, and support groups.
- WIC Program: Served approximately 1,755 people in Meriden.
- Hepatitis A Initiative: Over 200 Hepatitis A vaccines, 50 Hepatitis B vaccines, and over 100 Twinkie vaccines were provided to individuals experiencing homelessness and/or drug users to prevent disease transmission.
- Social Work Services: Provides a variety of services including referrals to agencies for food assistance, energy and fuel assistance, protective services for the elderly, legal aide, assistance with health insurance applications, Medicare enrollment and housing applications.

Casa Boricua serves as Meriden's cultural Spanish center. Services are free for people who fall under 150% of the poverty level, and include:

- Benefit coordination
- An Employment Center with services in English and Spanish. Programs include computer literacy and a summer English as a Second Language class.
- Hosts the Hispanic Senior Center five days a week, which includes a lunch program and case management.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Shelter NOW provides services and facilities to address the needs of people facing homelessness in the community. They offer emergency shelter on site. There are 26 beds for single males, a dormitory-style facility for ten single females, eight family rooms, and eight transitional living single rooms for women.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In the context of current mental health services, there continues to be a need to assist persons with psychological and emotional difficulties to reintegrate into the community. The two primary issues in this effort are finding affordable housing and provisions for mental health counseling and support services. Supportive housing venues were identified as a need, along with meaningful employment opportunities and training, to obtain those jobs. Overall, there is a consensus that the local behavioral health service providers such as Rushford and the Child Guidance clinic are at service capacity. Kuhn Employment Opportunities is a non-profit agency that offers employment training services to assist people with developmental, intellectual, and psychiatric disabilities find and retain employment.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has provided a goal in the Consolidated Plan and Annual Action Plan:

3A Provide Supportive Services for Special Needs Populations

This goal will be supported by the CDBG: Public Services project which will work with services and programs that assist the special needs population (elderly, persons with a disability, victims of domestic violence and homeless).

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

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

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

In 2020, an AI report was developed in conjunction with this Consolidated Plan. It evaluates Meriden’s current fair housing legal status, and its and public and private fair housing programs and activities and provides recommendations for fair housing initiatives critical to ensuring equal housing opportunity within the City. The following impediments to fair housing related were identified:

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

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Meriden’s local economy, like many Connecticut cities, once relied on just one or two industries. New Departure, International Silver, and other similar companies employed thousands of people from the city in the 1950’s, but by the 1970’s many of these employers drastically reduced their local workforce. The Connecticut Economic Research Center (CERC) released a town profile in 2019 which looked at the economic layout of the City. It found that the major employers included Midstate medical Center, Hunters Ambulance, RFS Cable, Carabetta management and 3m Purification.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	49	76	0	0	0
Arts, Entertainment, Accommodations	2,454	1,612	8	6	-2
Construction	2,127	826	7	3	-4
Education and Health Care Services	7,746	7,238	25	29	4
Finance, Insurance, and Real Estate	2,225	1,348	7	5	-2
Information	526	978	2	4	2
Manufacturing	3,228	2,139	11	9	-2
Other Services	1,923	1,120	6	4	-2
Professional, Scientific, Management Services	2,077	3,740	7	15	8
Public Administration	1,690	1,219	6	5	-1
Retail Trade	3,987	3,190	13	13	0
Transportation and Warehousing	1,275	818	4	3	-1
Wholesale Trade	1,213	729	4	3	-1
Total	30,520	25,033	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:

2013-2017 ACS (Workers), 2017 LEHD (Jobs)

Labor Force

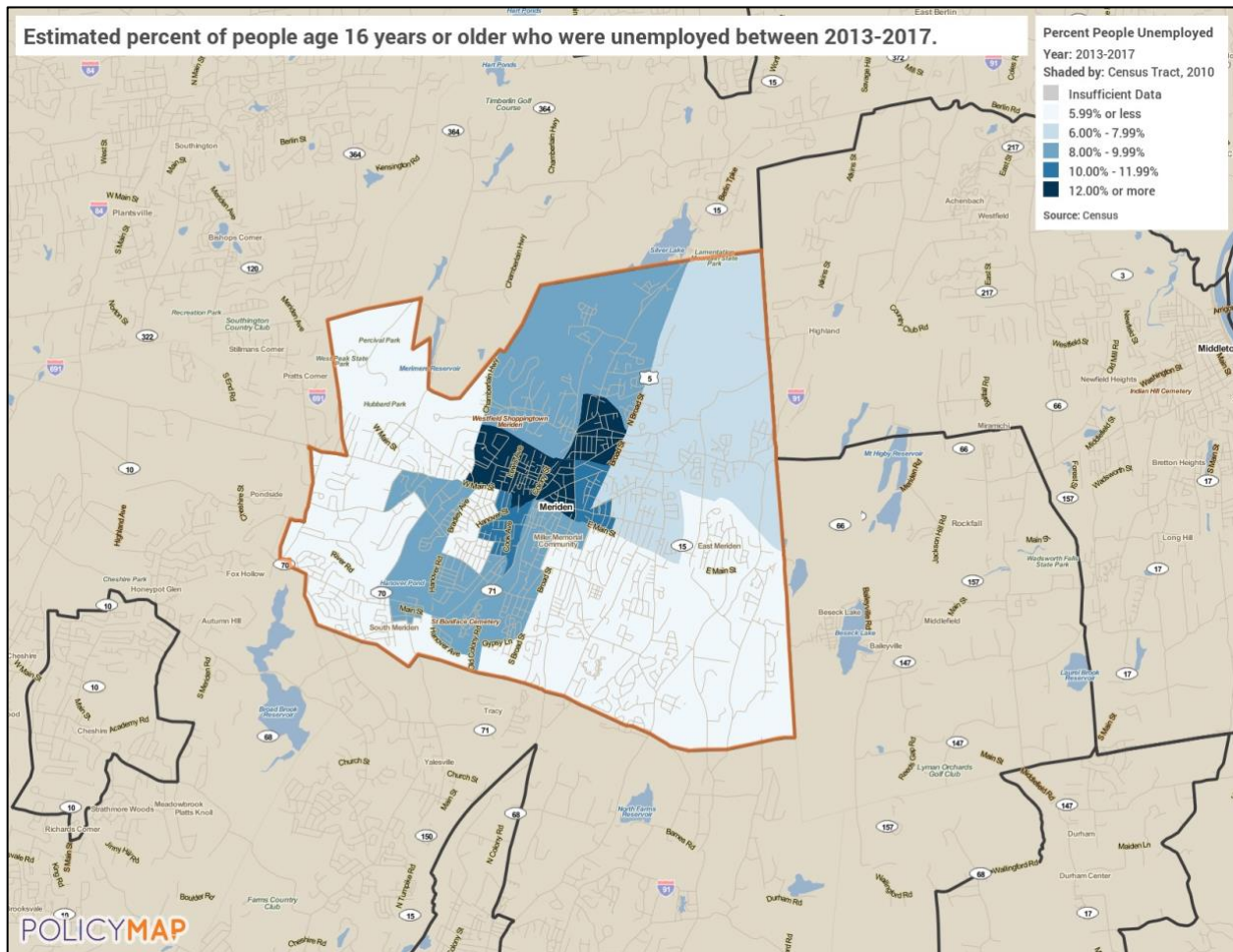
Total Population in the Civilian Labor Force	32,612
Civilian Employed Population 16 years and over	29,636
Unemployment Rate	5.70
Unemployment Rate for Ages 16-24	16.60
Unemployment Rate for Ages 25-65	6.30

Table 40 - Labor Force

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Unemployment

Citywide, the unemployment rate is 5.7% for all persons in the civilian workforce. Approximately 16.6% of persons between the ages of 16 and 24 are unemployed. The City's total overall unemployment rate is less than the 7.4% national unemployment rate. The map below shows the distribution of unemployed persons throughout the City. Tracts at the center of the City have an unemployment rate of 12% or more.



Occupations by Sector	Number of People
Management, business and financial	4,565
Farming, fisheries and forestry occupations	0
Service	4,981
Sales and office	7,888
Construction, extraction, maintenance and repair	2,856
Production, transportation and material moving	3,491

Table 41 - Occupations by Sector

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Occupations by Sector

The largest employment sector is the sales and office sector, employing 7,888 persons throughout the County. This sector is followed by Service sector with 4,981 persons employed and the Management sector with 4,565.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,222	70%
30-59 Minutes	7,735	27%
60 or More Minutes	1,014	4%
Total	28,971	100%

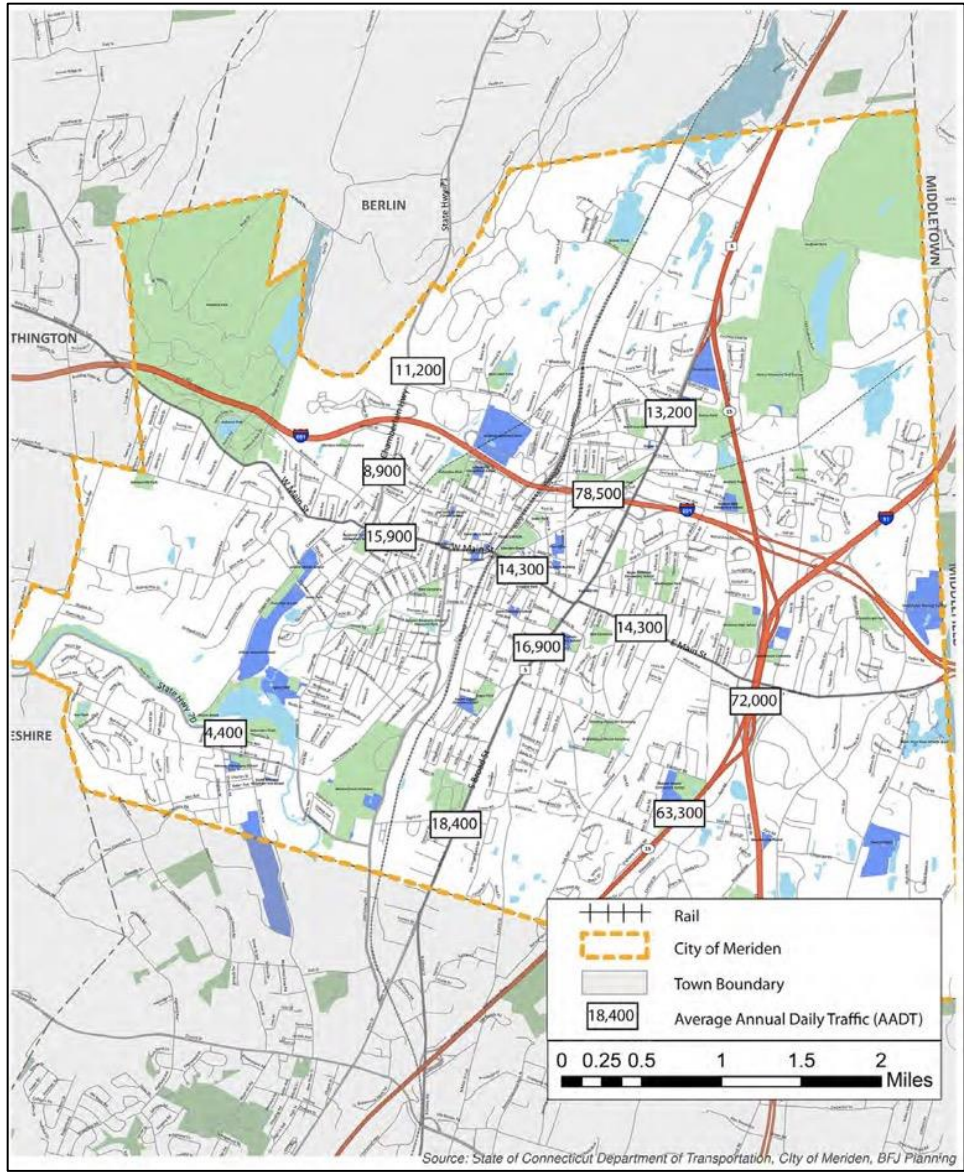
Table 42 - Travel Time

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

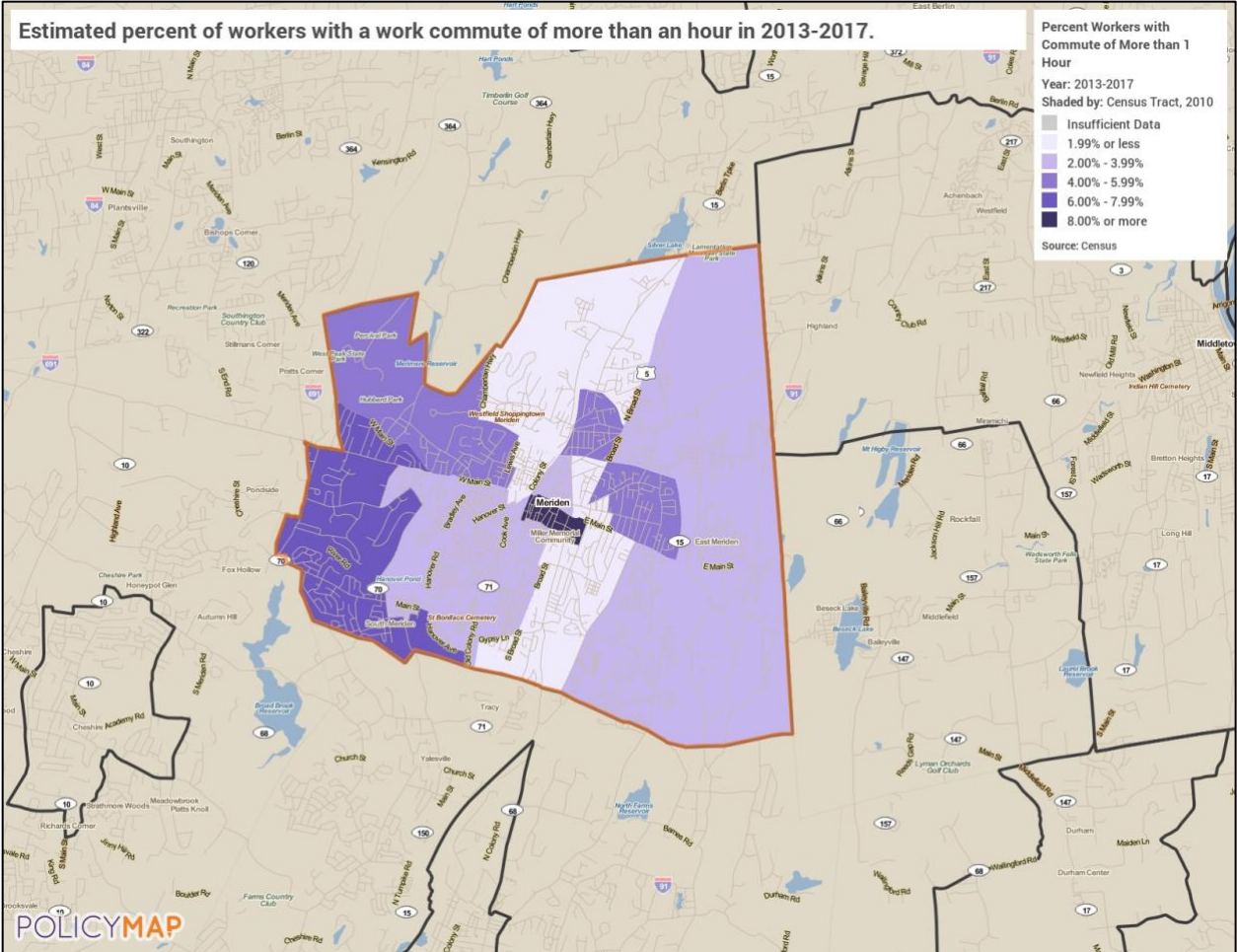
Commute Travel Time

Long commutes are not a significant issue for most residents of Meriden. Nearly 70% of all persons commuting to work have a commute of less than 30 minutes each way. Only 3.5% have a commute that is an hour or longer. The mean travel time to work for Meriden residents was 22.8 minutes in 2017, slightly shorter than New Haven County's mean travel time of 24.9 minutes.

Source: 2013-2017 American Community Survey 5-Year Estimates



Average Annual Daily Traffic in Meriden (2018)



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,482	471	1,551
High school graduate (includes equivalency)	9,101	1,245	3,668
Some college or Associate's degree	7,546	489	1,620
Bachelor's degree or higher	8,763	202	797

Table 43 - Educational Attainment by Employment Status

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1	140	126	315	441
9th to 12th grade, no diploma	168	110	368	608	522
High school graduate, GED, or alternative	744	1,136	2,219	3,760	1,620
Some college, no degree	801	809	509	1,435	751
Associate's degree	63	221	170	685	285
Bachelor's degree	245	1,062	630	1,288	385
Graduate or professional degree	68	216	261	492	417

Table 44 - Educational Attainment by Age

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,757
High school graduate (includes equivalency)	38,096
Some college or Associate's degree	41,638
Bachelor's degree	52,747
Graduate or professional degree	67,040

Table 45 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2013-2017 ACS 5-Yr Estimates

Median Earnings by Educational Attainment

Not surprisingly, the median earnings of individuals in the City are closely tied to educational attainment. Average median earnings increase as individuals attain higher education. A person with a Bachelor's degree generally earns \$20,000 more than of a person without a high school degree. A person with a graduate or professional degree can expect to earn nearly \$30,000 more than somebody with only a high school degree.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in the City is the "Education and Health Care Services" business sector with 7,746 total workers in the City (25.4%). This is followed by the "Retail Trade" business sector with 3,987 workers (13.1%) and then the "Manufacturing" business sector with 3,228 workers (10.6%).

Describe the workforce and infrastructure needs of the business community:

There is a need to expand public infrastructure through development activities for LMI areas in the City, in particular the Central Downtown Area. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance.

There is a need to provide economic development support using funds to assist small businesses in the jurisdiction. CDBG funds will go towards the façade improvement program.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Meriden and other members of the South Central Connecticut CEDS have developed a number of goals that include activities, investments, and initiatives that have the potential to impact economic development.

Goal 1: Business Development and Recruitment – Foster efficient business development, recruitment, access to jobs, wealth creation, and entrepreneurial activity throughout the region.

Goal 2: Workforce and Housing – Identify, stimulate and coordinate programs and services, ensuring that the region's residents have affordable access to high quality training, education and housing opportunities they need to be productive members of emerging industry clusters in the regional economy.

Goal 3: Infrastructure – Develop, maintain and effectively utilize a robust, integrated, multi-modal transportation, communications and information system that facilitates the efficient and convenient movement of people, goods and data intra-regionally, inter-regionally, and internationally.

Goal 4: Real Estate, Land Use and Sustainability – Developable land is an extremely limited resource for the region. It is critical that the region continue to embrace and adopt strategies that focus on cleaning-up contaminated sites, support effective and efficient development plans, and protect resources that add to region’s overall sustainability.

Goal 5: Marketing, Communications and Stakeholder Education – harness collaborative and resourceful marketing and communications opportunities and partnerships that support economic success while raising the awareness of stakeholders in, and outside of, South Central Connecticut.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Higher education is a key economic driver in the region, and it is important to develop new programs that align education with job growth. Currently, there is a need to coordinate between municipalities, businesses, educational institutions and Workforce Alliance to utilize existing and establish new programs for the work force. There are immediate workforce needs, as well as the needs that come from future retirements and overall growth.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Meriden has a CT Works Career Center, a branch office of the Workforce Alliance. The Career Centers provide services for job seekers and employers within the South Central Connecticut region. Along with a “one stop services orientation,” the Meriden office also provides basic skills workshops in: resume writing, cover letters, interviews, job search techniques, computer basics such as keyboarding and Excel. The Career Center also has workshops in different industries such as health care and life sciences, green manufacturing, and other growing business sectors. Those kinds of workshops and continuing education help provide skills and training for those looking for work, which can contribute to increased incomes and fewer housing problems in the future.

According to the Choice Neighborhoods Needs Assessment, 60% of respondents expressed an interest in on the job and classroom training, English as a Second Language services, and career counseling. As these programs are being offered, service providers need to further investigate why residents are not using offered services, and how the services can be better advertised to the target population.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Goal 1: Business Development and Recruitment

- Objective 1: Actively engage our stakeholder network to support the targeted development and recruitment of high-value businesses in the region
- Objective 2: Collaborate with regional partners to provide access to and actively disseminate complete and accurate information on available resources and incentives
- Objective 4: Expand global opportunities by forging economic and cultural ties in conjunction with our community partners.
- Objective 3: Advocate for business-friendly initiatives at the federal, state and local level that will encourage economic growth and vitality

Goal 2: Workforce and Housing

- Objective 1: Create a broad spectrum of career pathways within our key industry clusters to provide the opportunity for all to earn a livable wage.
- Objective 2: Enhance opportunities for attainable and affordable housing for all income and demographic levels.

Goal 3: Infrastructure

- Objective 1: Enhance multi-modal transportation network.
- Objective 2: Expand freight capacity of the region.
- Objective 3: Support continued investments in roadways and bridges.
- Objective 4: Optimize water infrastructure and partnerships for maximum economic impact.
- Objective 5: Ensure the entire region has adequate telecommunications infrastructure to support modern communication and information systems.
- Objective 6: Support the expansion of natural gas mains and explore green energy options

Goal 4: Real Estate, Land Use and Sustainability

- Objective 1: Support brownfield redevelopment.
- Objective 2: Define and encourage next generation mixed-use and transit-oriented development
- Objective 3: Develop regional resource use and awareness.

Goal 5: Marketing, Communications and Stakeholder Education

- Objective 1: Encourage local economic activity by educating stakeholders about resources and funding opportunities.
- Objective 2: Market the region to attract and retain businesses at the local, state, national and international level.
- Objective 3: Grow tourism marketing in conjunction with the State of Connecticut Office of Tourism.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Within the City, 0.4% of occupied units lack complete plumbing, 1.0% occupied units lack complete kitchen facilities, 1.7% are overcrowded, and 30.1% are cost burdened.

Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the County average. For this analysis, "substantially higher" means a lack of complete plumbing over 10.4%, a lack of complete kitchen facilities over 11.0%, overcrowding over 11.7%, or cost burden over 40.1%.

There are no areas in the City of Meriden with concentrated housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes, there are several areas with a concentration of racial minorities, ethnic minorities, or low-income families. For the purposes of this analysis a "concentration" is any census tract where the minority population makes up 10% more than the citywide average or is low-income. Maps of these concentrations follow this section.

Black Households: In Meriden, 10.35% of the population is Black. There are two tracts (1715 and 1702) with a concentration (greater than 20.35%) of Black households.

Hispanic: Hispanic residents make up 24.13% of the population in Meriden. Four tracts have a concentration of Hispanic households (1715, 1714, 1701, 1709, and 1703)

Low-Income Households: The Median Household Income in the City is \$57,350. Any household making 80% or less (\$45,880) is considered "low-income" concentration. Many of the tracts with a high Black or Hispanic population also have a low median household income (1703, 1702, 1701, 1710, 1714, and 1715). When looking at the metro area as a whole, even more of the City would be considered an LMI area. The New Haven-Milford metro area MHI is \$67,128.

See maps below: Concentration of Black Population, Concentration of Hispanic Population & Concentration of LMI Households.

What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods with a high concentration of minority or low-income residents often has a number of sub-optimal characteristics. These areas tend to have higher poverty rates and fewer job opportunities. The available housing units also have a higher likelihood of being built prior to 1980, thus an increased risk of lead-based paint hazards.

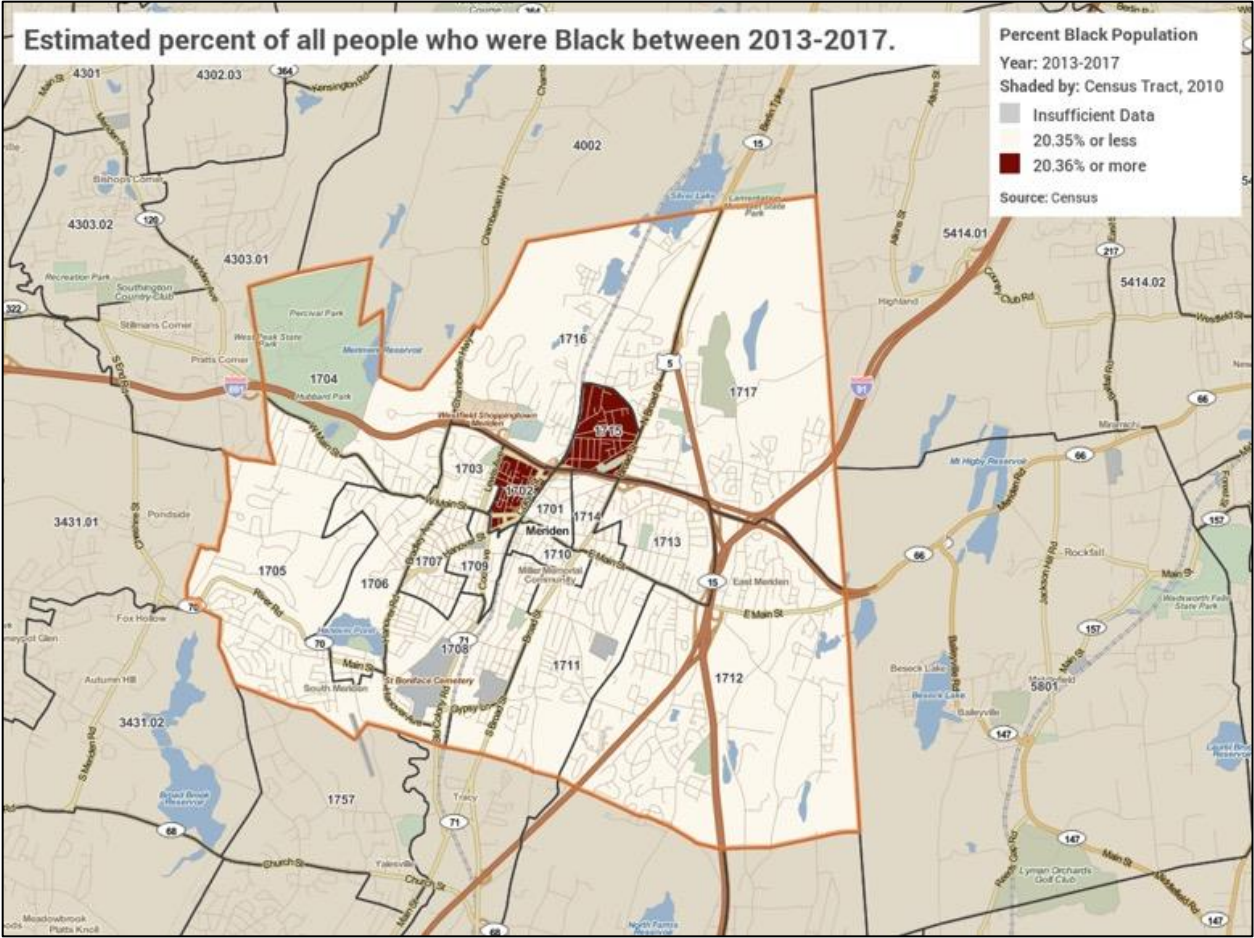
Are there any community assets in these areas/neighborhoods?

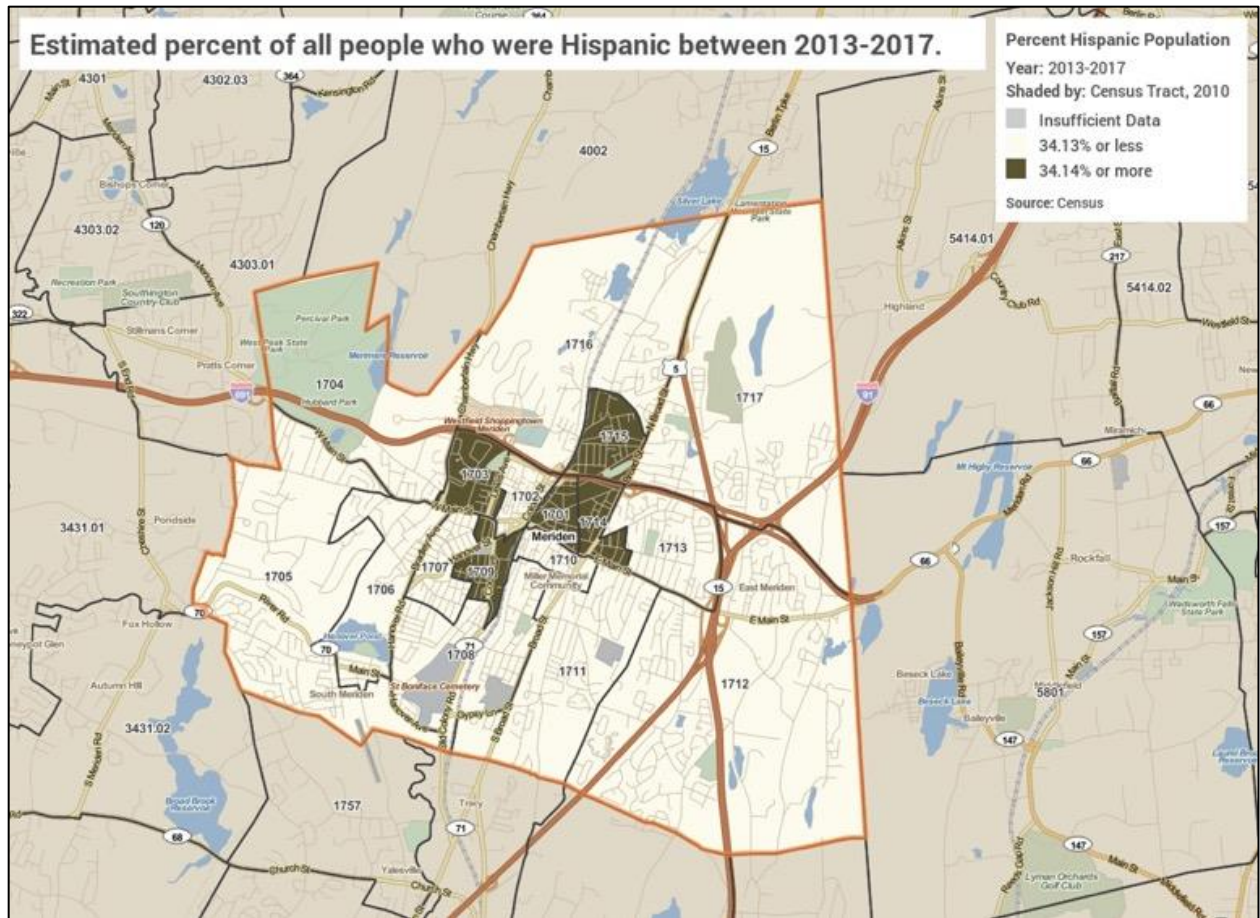
The Meriden Choice Neighborhood program has extensively mapped and catalogued community assets in the Meriden downtown area. These include schools, early care and education, government buildings, and various community resources.

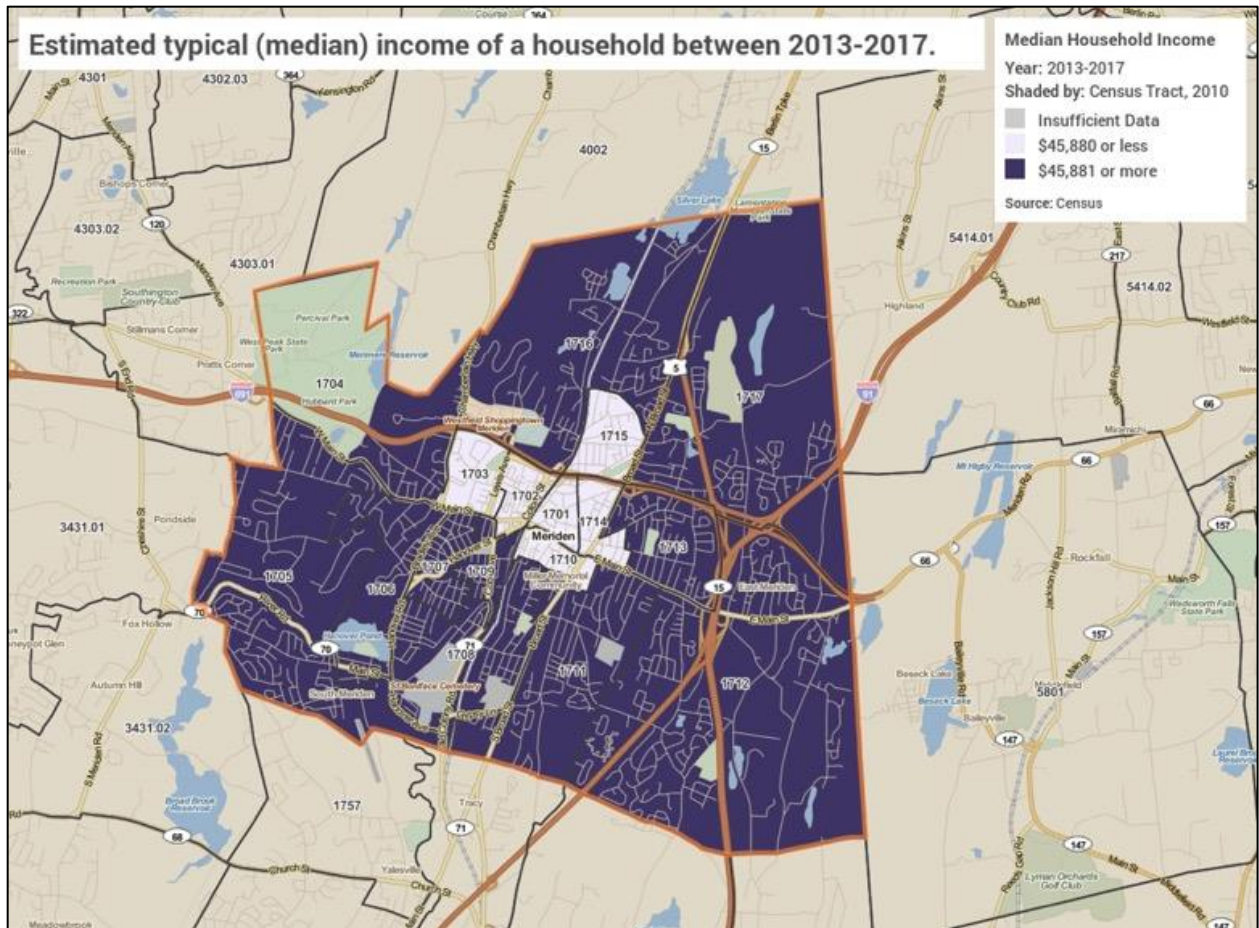
Community resources include: Casa Boricua, Girls Inc, Girls and Boys Club, Catholic Family Service, CT Works, YMCA, Literacy Volunteers, United Way, Beat the Street Community Center, and the Meriden Public Library.

Are there other strategic opportunities in any of these areas?

The City works closely with the Meriden Housing Authority (MHA), local nonprofits and other City departments to help very low-, low- and moderate-income individuals and families in these target areas to avoid homelessness. The Meriden Housing Authority directly benefits very-low and extremely-low households in need of housing through its Housing Choice Voucher Program (HCV). The Rushford Center provides outreach services with the purpose of enrolling homeless individuals in service programs through the PATH grant. The PATH program focuses on individuals with a serious mental illness. Also, Meriden's Department of Mental Health and Addiction Services (DMHAS) directly benefits the homeless through its Shelter Plus Care program.







MA-60 Broadband Needs of Housing occupied by LMI Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Meriden does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Meriden household has two (2) options for broadband-quality Internet service; however, an estimated five percent (5%) of locals still don't have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows two major infrastructure options within Meriden: cable and DSL.

See map below: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Meriden has a total of two (2) internet providers offering residential service. Cox Communications and Frontier Communications are the strongest providers in Meriden so far as coverage. The average Meriden household has two (2) options for broadband-quality Internet service. These providers frequently overlap around the city:

Cox Communications (Cable)

Frontier Communications (DSL)

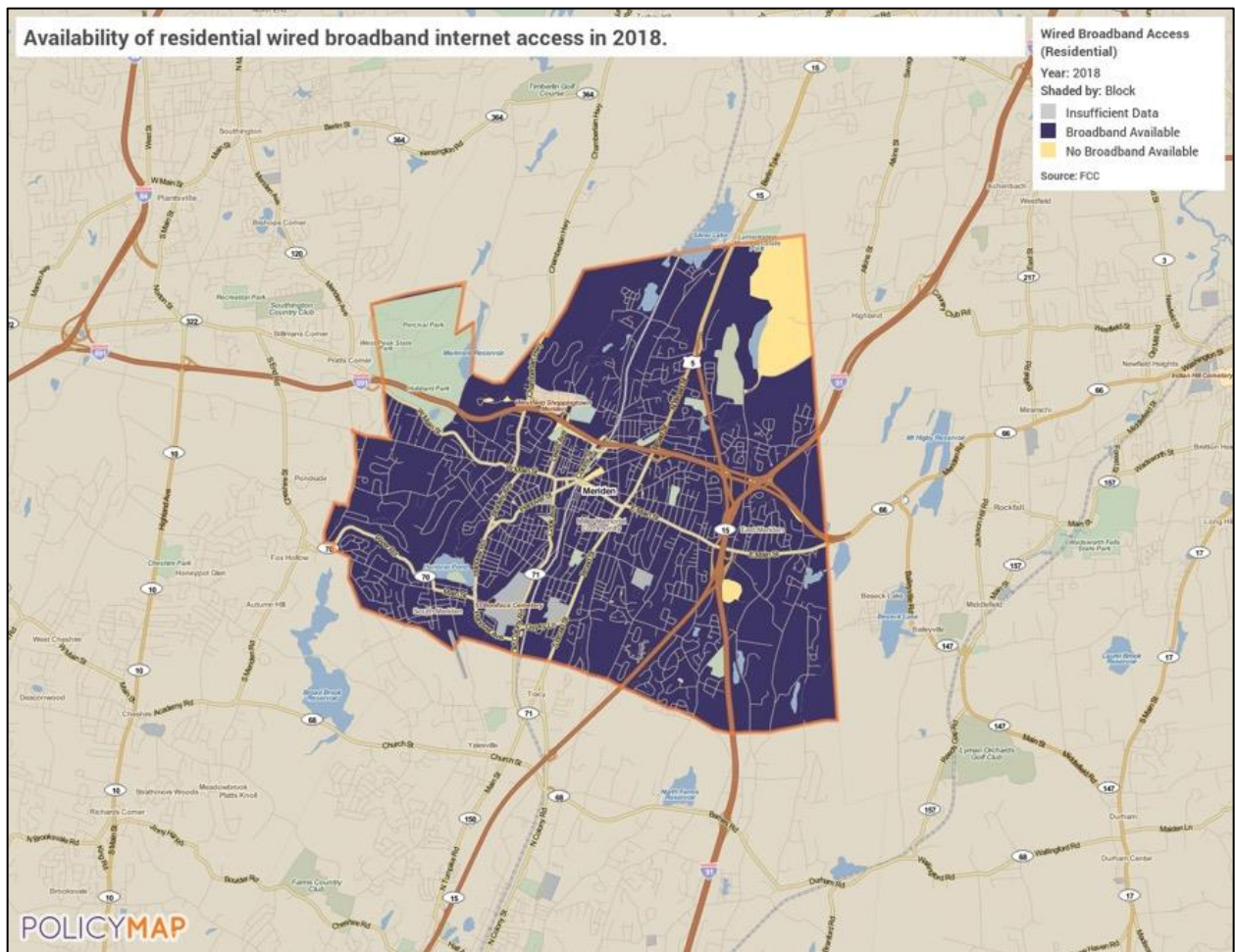
Xfinity (Cable)

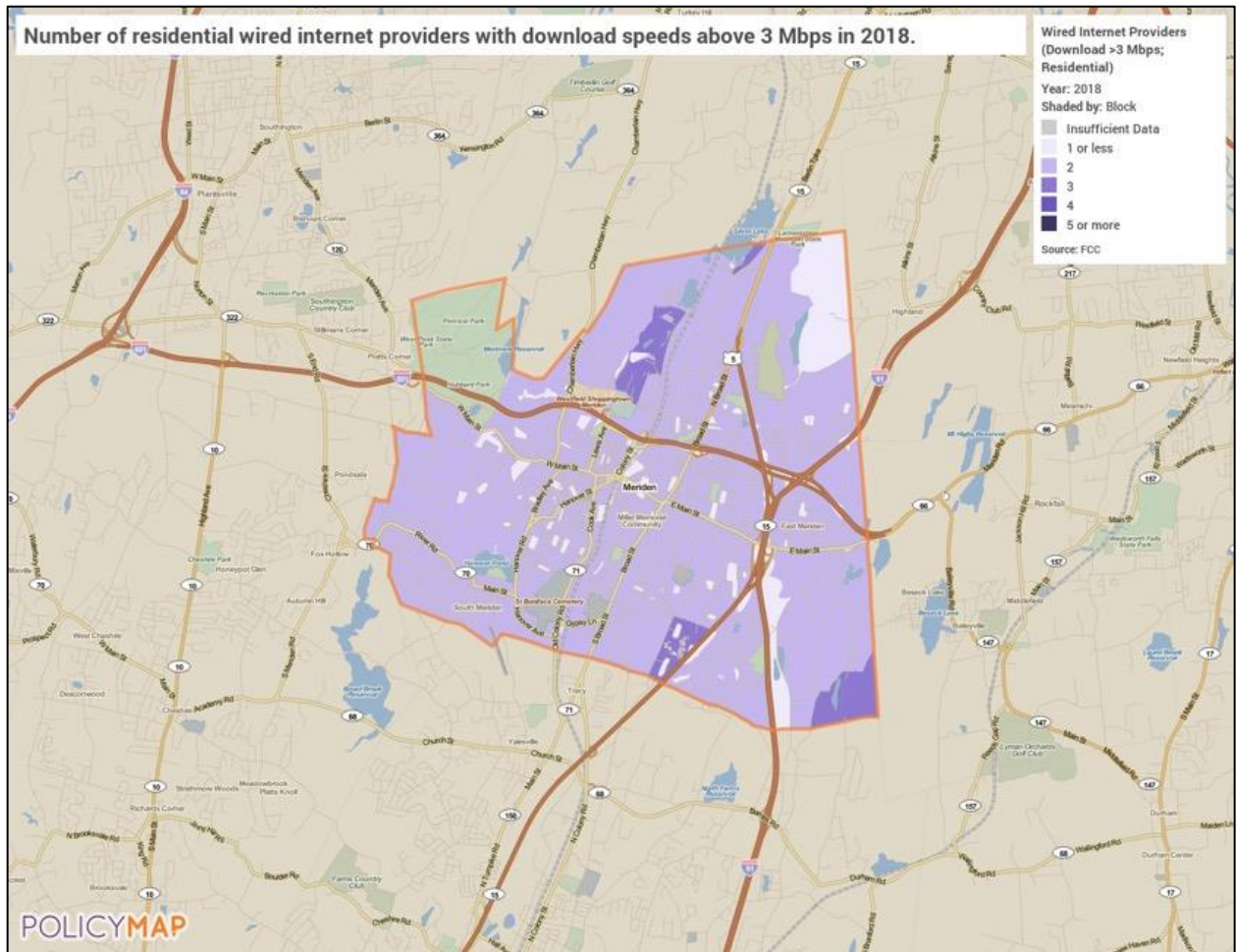
Viasat Internet (formerly Exede)(Satellite)

HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the city has at least two options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map below: Highspeed Internet Providers





MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Meriden has not historically been as vulnerable to various natural hazard events as other locations in the state. However, the City has experienced flooding, hail, heavy snow, thunderstorm and strong winds, some heat extremes, and other natural hazard events. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures and more heavy precipitation—are often most significant for vulnerable communities. While the state is located on the east coastline, the City is inland, and may experience secondary effects from the coast. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. An increase of people could come into the City which may drive up housing costs, reduce the availability of jobs, and tax resources.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Fourth National Climate Assessment Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Meriden strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including city website, Connecticut State Division of Emergency Management and Homeland Security website, Meriden Police Department Facebook page, and Connecticut VOAD website and Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Meriden's Strategic Plan outlines the City's overall vision for housing and community development and addresses the community's response to identified priority needs and target location areas over the next 5 years. The Strategic Plan specifically addresses how Meriden intends to use CDBG funds toward furthering HUD's statutory goals of providing safe, decent and affordable housing and providing for suitable living environments for the residents of the City of Meriden. The Strategic Plan also details the institutional delivery system as well as other strategies that will improve the quality of life of residents in the City.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	Central Downtown Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Central downtown area.
	Include specific housing and commercial characteristics of this target area.	The downtown area residents experience higher cost burdened, and homeowners are in need of housing rehab. The City's Public Housing Developments, with the exception of one in South Meriden, and most of the City's social service providers and religious institutions are located in the downtown.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through consultation of community stakeholders and the citizen participation process, the City was able to identify this area as a target location. Further, the central downtown area has historically been in need of attention.
	Identify the needs in this target area.	There is a need for economic development, infrastructure improvements, affordable housing development.
	What are the opportunities for improvement in this target area?	Addressing the priority needs in this target location will improve the quality of lives of residents in the Central Downtown Area. Economic development activities and vital public services will help to eliminate poverty in the area and benefit LMI households.
Are there barriers to improvement in this target area?	Limited funds is a barrier to improvement in the Central Downtown Area.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Central Downtown Area

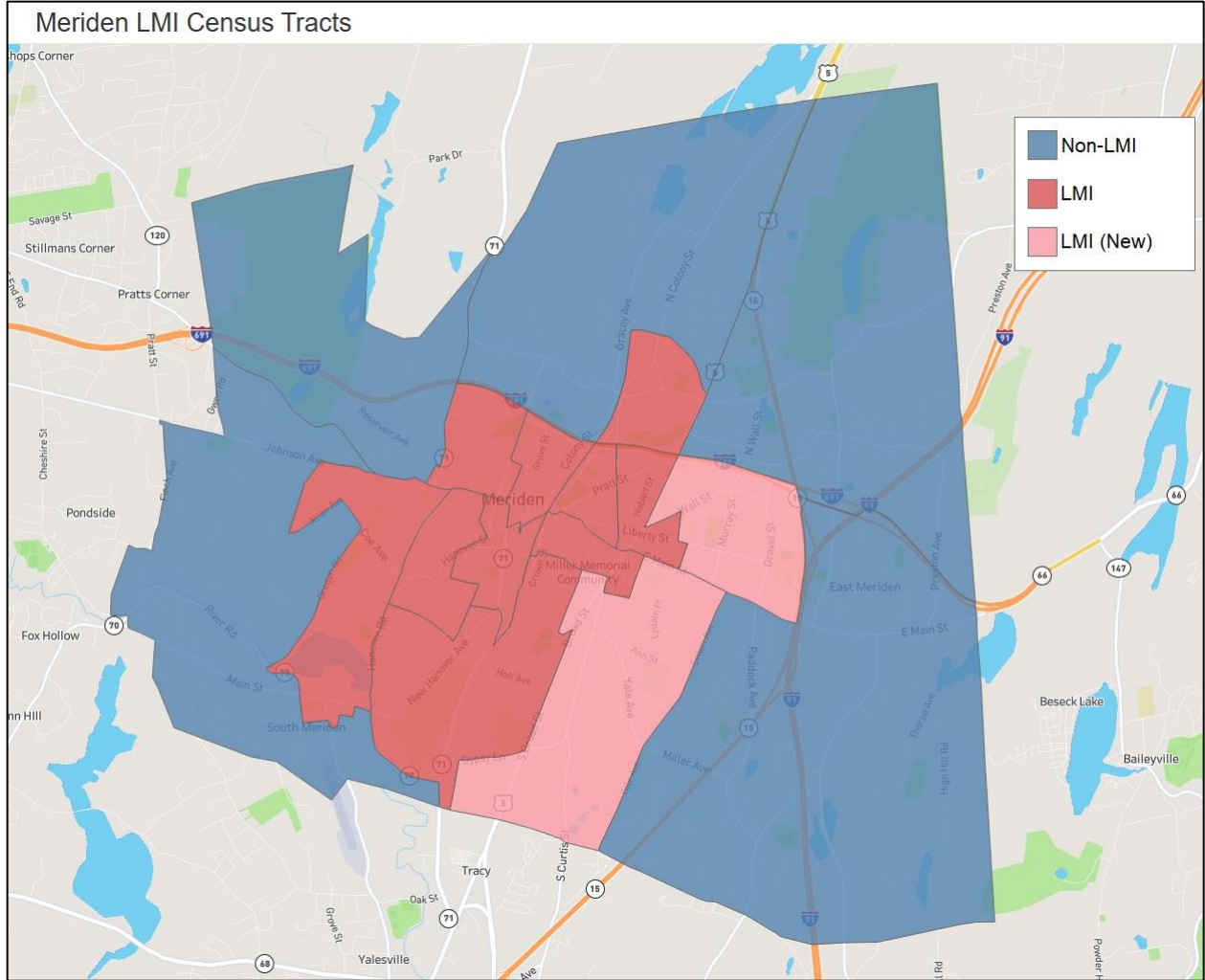
Meriden's downtown neighborhoods contain its housing stock most in need of attention, its neediest residents, under-utilized properties with economic development potential, and numerous institutions that provide social services. Meriden's downtown area contains high concentrations of low and moderate income and minority households, a high percentage of renters, and much of the City's older multi-family housing stock. The downtown neighborhoods, which were most severely affected by the recession and housing market collapse of the early 1990s, have experienced the City's highest levels of disinvestment and decline in owner occupancy. These are also the most densely populated areas of the City that historically exhibit the City's highest unemployment levels. Many downtown residents frequently are cost burdened, and homeowners struggle to maintain their properties. Further, most Public Housing Developments, with the exception of one in South Meriden, and most of the City's social service providers and religious institutions are located in the downtown. These same areas contain the City's State Enterprise Zone area, numerous brownfield sites, the former VMMC hospital, the Lewis Avenue Corridor, Colony Street, and West Main Street. These areas have been identified as needing economic development and revitalization efforts to foster economic growth. Flooding of Harbor Brook has adversely impacted the downtown; periodic and seasonal flooding over the years has driven businesses out of the area. The City of Meriden is considered a "distressed" community under Section 32-9J of the Connecticut General Statutes.

Low/Mod Block Group Tracts

Much of the Low/Mod Block Group Tracts is located in the Central Downtown Area, however CDBG allocations also provide support for activities that benefit low- to moderate-income households across the City. See below for a map of the City's Low/Mod Block Group Tracts.

Low/Mod Block Group Tracts:

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



Source: HUD 2020 LMISD

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Expand/Improve Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Central Downtown Area
	Associated Goals	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities
	Description	Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.
2	Priority Need Name	Preserve & Expand Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Central Downtown Area

	Associated Goals	2A. Preserve Existing Homeowner & Rental Hsg Units 2B. Provide Code Enforcement in LMI Neighborhoods 2C. Provide for Homeownership Assistance
	Description	Preserving and expanding the existing housing stock with homeowner housing rehabilitation remains one of the highest priorities in the jurisdiction.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to preserve the existing housing stock was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction. Housing rehab helps LMI households maintain their investment and keep home affordable.
3	Priority Need Name	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Central Downtown Area
	Associated Goals	3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households
	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction.
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Central Downtown Area
	Associated Goals	4A. Provide for Small Business Assistance 4B. Planned Repayment of Section 108 Loan
	Description	Provide for economic development opportunities that will help assist small businesses. Economic development initiatives that provide assistance for local businesses will include help for small businesses (micro-enterprises and, minority and women owned business enterprises).
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the city will work to assist LMI areas with economic development opportunities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Reductions in grants to the extremely poor, including individuals, seniors and families, along with the potential reductions in Section 8 rental assistance, are expected to increase the number of homeless.
TBRA for Non-Homeless Special Needs	There is limited financial assistance for the elderly, low-income, or disabled.
New Unit Production	There is a lack of available vacant land in Meriden to build affordable housing.
Rehabilitation	Using a portion of its CDBG funds and other public subsidies, the City provides below market interest rate loans to low to moderate income property owners (living within designated “Neighborhood Strategy Areas”) for housing rehabilitation.
Acquisition, including preservation	Due to high costs of acquisition, this has not been a priority for the City of Meriden.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The expected annual CDBG allocation for Program Year 46 (2020) is \$1,101,577 and has been confirmed as HUD made available municipal entitlement award amounts on the HUD Exchange.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,101,577	0	66,585	1,168,162	4,406,308	Expected amount available for the remainder of the ConPlan is estimated to be four more years of the Citys current Five-Year Consolidated Plan.

Table 49 - Anticipated Resources

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

The City makes efforts to leverage federal and state agency resources to meet the needs identified in its Consolidated Plan. The City has secured a Section 108 Loan of \$1,500,000 to leverage a \$300,000 DECD Brownfields Pilot grant and \$400,000 in U.S. EPA Brownfields funds to complete demolition and environmental remediation of the former Insilco Factory H building at 77 Cooper and 104 Butler Streets. Redevelopment of the Meriden Green, Meriden Transit Center, and Factory H areas are projects that are being or were facilitated with HUD Challenge Grant funding as well as significant investment by the State of Connecticut. Additionally, the City has received a \$2,000,000 grant and \$2,000,000 loan from the Connecticut Department of Economic and Community Development, and a \$200,000 EPA Brownfields Grant for the remediation of the vacant Meriden Wallingford Hospital at 1 King Place. This structure is slated to be turned into mixed-use market rate development, with funds for the conceptual site reuse plan coming from a \$100,000 DECD Brownfield Area-wide Revitalization Planning Grant. The City also received a \$2,000,000 grant from the Connecticut Department of Economic and Community Development for demolition of the Mills Public Housing Project in downtown Meriden so that it can be turned into an extension of the Meriden Green. The relocation of Mills residents, as part of the overall housing and development plans for the TOD district in Meriden, has also resulted in millions of dollars of private investment in mixed use projects such as 24 Colony Street, Meriden Commons 1 & 2, and 11 Crown Street.

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

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

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

The City has limited developable land, thus greatly affecting the ability to construct new affordable housing units. The City is actively involved in redevelopment efforts in its downtown that will provide new affordable housing as part of mixed-use development centered on an updated transit hub. Brownfield sites and vacant buildings – including 116 Cook Avenue, 1 King Place, 69 East Main Street, 11 Crown Street, and 121 Colony Street Rear – are being or have been assessed for environmental contaminants, remediated, repurposed and transferred to private partner organizations

to be developed into usable, mixed-used developments with housing and economic development opportunities. The City is also assisting in completing site re-use planning projects by working with landowners of vacant or underutilized parcels in the downtown area.

Discussion

The "other funding source" is our Neighborhood Preservation Program (NPP) Revolving Loan Fund (RLF). The amount listed is the amount that is in the RLF as of submission of this annual plan. It is funding that is used solely for NPP, which provides low-interest, forbearance loans for owner occupied rehabilitation projects. This fund is administered by the Rehabilitation Administration activity, as well as the general CDBG administration activity. The amount in the account is subject to change unexpectedly based on when new applications for loans are approved or when properties that received loans are transferred, hence triggering repayment. The RLF was initially capitalized with CDBG funds. All accomplishments are reported under IDIS Activity 622, NPP Loans 2011.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development	Departments and agencies	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Meriden City Council	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Meriden Housing Authority	PHA	Public Housing	Jurisdiction
United Way of Meriden & Wallingford	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Rushford Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

The Grants Administrator is responsible for the coordination, oversight and general monitoring of all Community Development activities. 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.

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 the service and funding 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 by the Human Services Committee.
- The Grants Administrator met with sub-recipients, as needed, in person during the program year. Sub-recipients are required to attend a Human Services Committee Hearing, which is held at the beginning of the annual planning process. Quarterly Reports are monitored on an on-going basis.

The Grants Administrator participated in and monitored several ongoing activities resulting in enhanced cooperation and coordination between the City and private and non-profit entities working to promote and develop affordable and special needs housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			X
Life Skills			
Mental Health Counseling			
Transportation	X	X	
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

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. The City provides 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 and referral services for achieving self-sufficiency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Meriden Housing Authority (MHA) utilized various resources in addressing continuum of care needs. The Housing Authority has found that providing rental subsidies to households below 80% of median income is the most cost effective and practical means to address homelessness.

In addition to public service activities funded through CDBG, the State Department of Health and Human Services 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). HCVs also address the needs of individuals and households who are at-risk of homelessness or have special needs.

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.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to overcome gaps in institutional structure and enhance coordination, the City continues to forge and maintain successful partnerships with a broad spectrum of local, regional, state, national, and federal agencies.

The Grants Administrator and the Economic Development Director will continue to improve coordination with other City Departments by meeting regularly with division and Department heads to review progress on activities related to revitalization of Meriden. The Grants Administrator will also improve 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.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$670,754	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
2	1B. Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$670,754	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
3	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$670,754	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
4	2A. Preserve Existing Homeowner & Rental Hsg Units	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$717,586	Homeowner Housing Rehabilitated: 25 Household Housing Unit
5	2B. Provide Code Enforcement in LMI Neighborhoods	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$717,586	Housing Code Enforcement/Foreclosed Property Care: 25,000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2C. Provide for Homeownership Assistance	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$400,000	Homeowner Housing Added: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 40 Households Assisted
7	3A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$590,458	Public service activities other than Low/Moderate Income Housing Benefit: 110,000 Persons Assisted
8	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$590,458	Public service activities other than Low/Moderate Income Housing Benefit: 110,000 Persons Assisted
9	4A. Provide for Small Business Assistance	2020	2024	Non-Housing Community Development	Central Downtown Area	Economic Development	CDBG: \$100,000	Businesses assisted: 50 Businesses Assisted
10	4B. Planned Repayment of Section 108 Loan	2020	2024	Non-Housing Community Development	Central Downtown Area	Economic Development	CDBG: \$446,122	Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand Public Infrastructure
	Goal Description	Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.
2	Goal Name	1B. Improve Public Infrastructure Capacity
	Goal Description	Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance.
3	Goal Name	1C. Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
4	Goal Name	2A. Preserve Existing Homeowner & Rental Hsg Units
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
5	Goal Name	2B. Provide Code Enforcement in LMI Neighborhoods
	Goal Description	Provide for residential code enforcement activities in the jurisdiction for LMI households. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe.
6	Goal Name	2C. Provide for Homeownership Assistance
	Goal Description	Provide for new affordable homeownership assistance such as the construction of new housing units for homebuyers or direct financial assistance.

7	Goal Name	3A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.
8	Goal Name	3B. Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs.
9	Goal Name	4A. Provide for Small Business Assistance
	Goal Description	Provide economic development support using funds to assist small businesses in the jurisdiction.
10	Goal Name	4B. Planned Repayment of Section 108 Loan
	Goal Description	Provide funds for the repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over the course of the 5-Year Consolidated Planning period, the City estimates it will assist low- and moderate-income households with these housing efforts:

Homeowner Housing Rehabilitated: 25 Household Housing Unit

Homeowner Housing Added: 20 Household Housing Unit

Direct Financial Assistance to Homebuyers: 40 Households Assisted

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Need: Shortage of affordable housing for all eligible populations.

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

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

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

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

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

- Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

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

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

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable as the PHA is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

In 2020, an AI report was developed in conjunction with this Consolidated Plan. It evaluates Meriden’s current fair housing legal status, and its and public and private fair housing programs and activities and provides recommendations for fair housing initiatives critical to ensuring equal housing opportunity within the City. The following impediments to fair housing related were identified:

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

To address its homelessness objectives, the City will allocate resources towards the provision of housing and counseling services to individuals who are either homeless or are at risk of becoming homeless. The Women and Families Center’s “Project Reach” directly benefits runaway, homeless and at-risk youth ages 12-24 by seeking out youth where they congregate and providing supportive services to build self-sufficiency and identify stable, long-term housing. The program also provides transitional housing services to young adults, economic training, and independence through job readiness programs and education. Also, the Shelter Now activity provides shelter to homeless persons while also supporting a portion of the full-time case management position. This position provides support and coordinates service assistance for Shelter residents. Services including implementing individual evaluations, working with participants to develop activities to reach their goals, providing necessary intervention and cultivating and maintaining program links with area social service agencies, medical providers and appropriate support programs, helping to get residents into treatment, securing a job and enrolling in school

Addressing the emergency and transitional housing needs of homeless persons

The following organizations specifically address the homeless needs identified in the Consolidated Plan:

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

The Meriden Housing Authority (MHA) also works to address homelessness in the City of Meriden. MHA is responsible for providing decent, safe and sanitary housing for individuals residing in Meriden with low and moderate incomes. The Meriden Housing Authority has the following goals to address homeless needs and to prevent homelessness:

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

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

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Meriden Housing Authority has found that providing rental subsidies to households below 80% of the median income level for the area is the most cost effective and practical means to address pending homelessness. The Meriden Housing Authority will secure additional Section 8 Housing Assistance vouchers as they become available so that more individuals can be served. Project Reach will also play a critical role in identifying youth who are in unstable living environments and are at risk of becoming homeless in order to divert them from the shelter system. Advocacy Academy will also receive support for its programming to provide necessary services to Spanish-speaking families, with a focus on families and children with mental health disabilities. The Salvation Army Emergency Assistance Program and the New Opportunities Rental Assistance/Security Deposit Program can also provide payments directly to landlords or utility companies to assist renters in jeopardy of becoming homeless due to a financial emergency.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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

How are the actions listed above related to the extent of lead poisoning and hazards?

Only a relatively small percentage of the housing stock was built since 1980, less than 19%. There are currently over 21,000 housing units that were built before 1980 making up 81%. These homes are at an increased risk of Lead-Based Paint Hazard and may need significant remediation during any rehabilitation that may occur as they age.

Discussion with a representative from the Meriden Department of Health and Human Services, indicates that Meriden may have a high level of reported cases in part because lead screening is required for Kindergarten entry.

How are the actions listed above integrated into housing policies and procedures?

The City works collaboratively with the LAMPP project to reduce residential lead hazards for low-income children under six years old. LAMPP has access to several federal funding programs that will be 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. Meriden is one of the target communities for the LAMPP activities. The City 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.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Provide those in need of temporary housing and counseling services, including adults and children who are victims of domestic violence and sexual abuse, access to needed services in Meriden. Projects will provide a suitable living environment by making services accessible to needy individuals. Further, employment training, entrepreneurship programming, literacy training for both children and non-English speakers are all designed to provide residents with the skills and knowledge to improve the quality of their life as well as their families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City recognizes the interrelationship between housing and economic opportunities and the need to pursue both in order to assist households in attaining self-sufficiency. While the City has defined four priority needs, they are not separate or isolated strategies. The City believes these strategies are interrelated and impact, reinforce and contribute to each other to achieve the common goal of a viable, vibrant City. The health of the downtown, 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 believes the implementation of the affordable housing, neighborhood revitalization through public facilities and infrastructure improvement, economic development activities and vital public services to LMI households and special needs populations outlined in this Plan will help reduce the number of households in poverty. This is due to the interrelationship of suitable, decent housing and an individual's employability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Meriden Community Development Office is responsible for the overall administration and implementation of the City's CDBG Program. The City maintains records of program accomplishments, funding spent, population served, housing units rehabilitated, and other information in the HUD-provided IDIS reporting system.

Per the requirements of 24 CFR Part 91.230, the City monitors all CDBG subrecipients and City Departments to ensure that all Plan activities are carried out in compliance with program requirements. The City evaluates the performance of each sub-grantee and City Department based on the specific milestones outlined in each project proposal. Progress towards those goals is reported on a quarterly and on an annual basis. The Grants Administrator also conducts annual on-site visits to CDBG funded Public Service Agency to ensure compliance with applicable regulations and to review progress toward goals outlined in their application for funding. The Grants Administrator works in cooperation with other city staff, Council, and the Mayor to ensure the success of the program. The group assists, for example, by identifying needs, advising on program guidelines, and overseeing activities funded by the CDBG program.

Action Plan

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

Introduction

The expected annual CDBG allocation for Program Year 46 (2020) is \$1,101,577 and has been confirmed as HUD made available municipal entitlement award amounts on the HUD Exchange.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,101,577	0	66,585	1,168,162	4,406,308	Expected amount available for the remainder of the ConPlan is estimated to be four more years of the City's current Five-Year Consolidated Plan.

Table 53 - Expected Resources – Priority Table

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

The City makes efforts to leverage federal and state agency resources to meet the needs identified in its Consolidated Plan. The City has secured a Section 108 Loan of \$1,500,000 to leverage a \$300,000 DECD Brownfields Pilot grant and \$400,000 in U.S. EPA Brownfields funds to complete demolition and environmental remediation of the former Insilco Factory H building at 77 Cooper and 104 Butler Streets. Redevelopment of the Meriden Green, Meriden Transit Center, and Factory H areas are projects that are being or were facilitated with HUD Challenge Grant funding as well as significant investment by the State of Connecticut. Additionally, the City has received a \$2,000,000 grant and \$2,000,000 loan from the Connecticut Department of Economic and Community Development, and a \$200,000 EPA Brownfields Grant for the remediation of the vacant Meriden Wallingford Hospital at 1 King Place. This structure is slated to be turned into mixed-use market rate development, with funds for the conceptual site reuse plan coming from a \$100,000 DECD Brownfield Area-wide Revitalization Planning Grant. The City also received a \$2,000,000 grant from the Connecticut Department of Economic and Community Development for demolition of the Mills Public Housing Project in downtown Meriden so that it can be turned into an extension of the Meriden Green. The relocation of Mills residents, as part of the overall housing and development plans for the TOD district in Meriden, has also resulted in millions of dollars of private investment in mixed use projects such as 24 Colony Street, Meriden Commons 1 & 2, and 11 Crown Street.

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

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

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

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

Discussion

The "other funding source" is our Neighborhood Preservation Program (NPP) Revolving Loan Fund (RLF). The amount listed is the amount that is in the RLF as of submission of this annual plan. It is funding that is used solely for NPP, which provides low-interest, forbearance loans for owner occupied rehabilitation projects. This fund is administered by the Rehabilitation Administration activity, as well as the general CDBG administration activity. The amount in the account is subject to change unexpectedly based on when new applications for loans are approved or when properties that received loans are transferred, hence triggering repayment. The RLF was initially capitalized with CDBG funds. All accomplishments are reported under IDIS Activity 622, NPP Loans 2011.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Expand Public Infrastructure	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$140,809	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
2	1B. Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$140,809	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	1C. Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Central Downtown Area	Expand/Improve Public Infrastructure & Facilities	CDBG: \$140,809	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
4	2A. Preserve Existing Homeowner & Rental Hsg Units	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$190,176	Homeowner Housing Rehabilitated: 5 Household Housing Unit
5	2B. Provide Code Enforcement in LMI Neighborhoods	2020	2024	Affordable Housing	Central Downtown Area	Preserve & Expand Affordable Housing	CDBG: \$190,176	Housing Code Enforcement/Foreclosed Property Care: 5,000 Household Housing Unit
7	3A. Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$124,750	Public service activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	3B. Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Central Downtown Area	Public Services & Quality of Life Improvements	CDBG: \$124,750	Public service activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted
10	4B. Planned Repayment of Section 108 Loan	2020	2024	Non-Housing Community Development	Central Downtown Area	Economic Development	CDBG: \$115,883	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Expand Public Infrastructure
	Goal Description	Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.
2	Goal Name	1B. Improve Public Infrastructure Capacity
	Goal Description	Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance.
3	Goal Name	1C. Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
4	Goal Name	2A. Preserve Existing Homeowner & Rental Hsg Units
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
5	Goal Name	2B. Provide Code Enforcement in LMI Neighborhoods
	Goal Description	Provide for residential code enforcement activities in the jurisdiction for LMI households. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe.
7	Goal Name	3A. Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

8	Goal Name	3B. Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs.
10	Goal Name	4B. Planned Repayment of Section 108 Loan
	Goal Description	Provide funds for the repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects to be carried out in Program Year 46 (PY 2020) are listed below. Please see Appendix A for list of funded activities associated with PY 2020 projects.

Projects

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

Table 55 - Project Information

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

All funding allocations have been made consistent with priority needs in the City of Meriden pursuant to the Consolidated Plan, Citizen Participation Plan, Annual Plan Allocation Process, and the Allocation Contingency Plan. The Citizen Participation Plan and the Allocation Contingency Plan can be found in the Appendices. Every effort was made to ensure that the most vulnerable residents of Meriden (youth, elderly, disabled, homeless/at-risk of homelessness, non-English speakers, individuals and families battling substance abuse, individuals/families experiencing domestic abuse) are the beneficiaries of Program Year 46 CDBG funding. Unfortunately, the amount of funds requested for activities significantly exceeds the amount of funds available.

AP-38 Project Summary
Project Summary Information

(see following table)

1	Project Name	CDBG: Administration
	Target Area	Central Downtown Area
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities 2A. Preserve Existing Homeowner & Rental Hsg Units 2B. Provide Code Enforcement in LMI Neighborhoods 3A. Provide Supportive Services for Special Needs 3B. Provide Vital Services for LMI Households 4B. Planned Repayment of Section 108 Loan
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Expand Affordable Housing Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: \$118,000
	Description	Citywide administration of the CDBG program in the 2020 PY.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Central Downtown Area & Citywide LMI Areas
	Planned Activities	Staff salaries, planning, general admin of the CDBG program in PY 2020.
2	Project Name	CDBG: Public Facilities & Infrastructure
	Target Area	Central Downtown Area
	Goals Supported	1A. Expand Public Infrastructure 1B. Improve Public Infrastructure Capacity 1C. Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: \$378,178

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

<p>Planned Activities</p>	<p>Planned activities for public services include:</p> <p>Advocacy Academy - Center for Students w/ Disabilities: \$6,000</p> <p>Ball Headz Inc. - Summer Camp: \$3,000</p> <p>Beat the Street Community Center, Inc. - Beat the Street After School Program: \$11,500</p> <p>Boys & Girls Club of Meriden - Club Kids Membership Assistance: \$10,000</p> <p>Boys & Girls Club of Meriden - Summer Basketball League: \$3,500</p> <p>Casa Boricua de Meriden, Inc. - Program Services: \$2,500</p> <p>Catholic Charities Archdiocese of Hartford - Meriden Family Center: \$5,000</p> <p>Change the Play - Summer Meals: \$13,000</p> <p>Change the Play - Clubhouse: \$5,000</p> <p>Child Guidance Clinic for Central CT Inc. - Child/Adolescent Psychiatric Access Coordination & Resource Guide: \$10,000</p> <p>Coalition on Housing & Homelessness - Meriden Warming Center: \$6,000</p> <p>Franciscan Home Care & Hospice Care - Mental Health Social Services: \$10,000</p> <p>Gallery 53 - Mosaic for TOD: \$3,000</p> <p>Girls, Inc of Meriden - National Identity Programming for Girls: \$9,000</p> <p>Joy Unlimited Outreach Ministries - Breaking of Bread: \$3,000</p> <p>Kuhn Employment Opportunities - City Parks Litter Patrol: \$8,000</p> <p>Literacy Volunteers - Empowering Meriden Adults w/ Basic Literacy & ESOL: \$4,000</p> <p>Meriden Children First - Family Zone Parent Engagement: \$8,500</p> <p>Meriden Children First - Summer Discovery Program: \$11,500</p> <p>Meriden Farmers Market - Doubling Dollars Program: \$4,000</p> <p>Meriden Soup Kitchen, Inc. - Feed the Hungry: \$6,000</p> <p>Meriden-Wallingford Chrysalis DV Self-Sufficiency Program: \$7,800</p> <p>Middlesex Community College - Academic Success & Job Readiness Initiative: \$4,000</p> <p>MVP ORG - MVP Buddy Connection: \$4,000</p>
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		<p>Neighborhood Housing Services of New Britain - Financial & Housing Classes for Housing Authority Tenants: \$4,000</p> <p>New Opportunities, Inc - Rental Assistance/ Security Deposit Program: \$10,000</p> <p>New Opportunities, Inc. - Shelter NOW: \$14,000</p> <p>Nutmeg Big Brothers Big Sisters - Community Based Mentoring: \$4,000</p> <p>Our House Meriden - Our House Phase Two: \$4,700</p> <p>Salvation Army - Comprehensive Emergency Assistance Program: \$5,000</p> <p>Springwall Learning Solutions - STAR RISE STEM Innovation Outreach: \$3,000</p> <p>Women and Families Center - Open DOHR Employment Training Program: \$7,000</p> <p>Women and Families Center - Project Reach: \$10,000</p>
4	Project Name	CDBG: Housing Programs
	Target Area	Central Downtown Area
	Goals Supported	2A. Preserve Existing Homeowner & Rental Hsg Units 2B. Provide Code Enforcement in LMI Neighborhoods
	Needs Addressed	Preserve & Expand Affordable Housing
	Funding	CDBG: \$350,851
	Description	The city will provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households. The city will also provide for residential code enforcement activities in the jurisdiction for LMI households. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 5 Household Housing Unit Housing Code Enforcement: 5,000 Household Housing Unit
	Location Description	Central Downtown Area & Citywide LMI Areas

	Planned Activities	Planned activities include: Code enforcement, Department of Development & Enforcement: \$301,851 Housing rehab, Department of Economic Development: \$49,000
5	Project Name	CDBG: Economic Development
	Target Area	Central Downtown Area
	Goals Supported	4B. Planned Repayment of Section 108 Loan
	Needs Addressed	Economic Development
	Funding	CDBG: \$101,133
	Description	The city will work to provide economic development support using funds to assist small businesses in the jurisdiction. Funds will go towards the Section 108 Loan Repayment.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 (Section 108 Loan Repayment)
	Location Description	Central Downtown Area & Citywide LMI Areas
	Planned Activities	Section 108 Loan Repayment (\$101,133)

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

These areas comprise a large portion of the central downtown area. Eligible census tracts have been determined as those having greater than 51% of households with an income less than 80% of HAMFI. This data is based on the 2013-2017 American Community Survey information compiled by HUD on the HUD exchange website as part of CPD Notice 19-02.

Geographic Distribution

Target Area	Percentage of Funds
Central Downtown Area	100

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has several mechanisms in place to ensure that funds go to the neediest individuals. First, City Code Enforcement activities funded by CDBG are limited to the low-income census tracts outlined above. Moreover, the Rehabilitation Administration activity administers the NPP program which provides low-interest loans to qualifying low income individuals/households, with funding targeted at the central downtown area & low-income census tracts. Additionally, all sub-grantees under the Public Services category must document that the service being provided benefits low- and moderate-income families. Finally, geographic investment in the downtown area helps to leverage much need public and private funding as Meriden revitalizes this critical target area. Such CDBG funded investment includes the Inner-City Sidewalks activity. Additionally, the City has been able to obtain millions of dollars in grants/loans from the CT Department of Economic & Community Development and the US Environmental Protection Agency for brownfield remediation projects that encourage future economic development and quality of life in central downtown area.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

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

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG: Homeowner Housing Rehabilitated: 5 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

developments.

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

- Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

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

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

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

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

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

Not applicable as the PHA is not designated as troubled.

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

Introduction

The City intends to allocate CDBG funds in Program Year 46 funds to two separate organizations (New Opportunities and the Women and Families Center) that provide services to homeless individuals and families, as well as youth that are at risk of homelessness. Through its public services grants, the City supports the operations of several private non-profit organizations whose mission is to provide temporary housing and other related counseling services for the homeless in Meriden. During the 2020 program year the City of Meriden will implement projects that impact homelessness and relieve the cost burden on special needs populations. The City also intends to allocate CDBG funds for security deposit and rent assistance that is intended to keep families and individuals who cannot afford to make an initial security deposit or who run into temporary difficulty making a rent payment from falling into homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

To address its homelessness objectives, the City will allocate resources towards the provision of housing and counseling services to individuals who are either homeless or are at risk of becoming homeless. The Women and Families Center's "Project Reach" directly benefits runaway, homeless and at-risk youth ages 12-24 by seeking out youth where they congregate and providing supportive services to build self-sufficiency and identify stable, long-term housing. The program also provides transitional housing services to young adults, economic training, and independence through job readiness programs and education. Also, the Shelter Now activity provides shelter to homeless persons while also supporting a portion of the full-time case management position. This position provides support and coordinates service assistance for Shelter residents. Services including implementing individual evaluations, working with participants to develop activities to reach their goals, providing necessary intervention and cultivating and maintaining program links with area social service agencies, medical providers and appropriate support programs, helping to get residents into treatment, securing a job and enrolling in school

Addressing the emergency shelter and transitional housing needs of homeless persons

The following organizations specifically address the homeless needs identified in the Consolidated Plan:

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

The Meriden Housing Authority (MHA) also works to address homelessness in the City of Meriden. MHA is responsible for providing decent, safe and sanitary housing for individuals residing in Meriden with low and moderate incomes. The Meriden Housing Authority has the following goals to address homeless needs and to prevent homelessness:

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

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

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

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

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

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

The Meriden Housing Authority has found that providing rental subsidies to households below 80% of the median income level for the area is the most cost effective and practical means to address pending homelessness. The Meriden Housing Authority will secure additional Section 8 Housing Assistance vouchers as they become available so that more individuals can be served. Project Reach will also play a critical role in identifying youth who are in unstable living environments and are at risk of becoming homeless in order to divert them from the shelter system. Advocacy Academy will also receive support for its programming to provide necessary services to Spanish-speaking families, with a focus on families and children with mental health disabilities. The Salvation Army Emergency Assistance Program and the New Opportunities Rental Assistance/Security Deposit Program can also provide payments directly to landlords or utility companies to assist renters in jeopardy of becoming homeless due to a financial emergency.

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

Introduction:

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

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

In 2020, an AI report was developed in conjunction with this Consolidated Plan. It evaluates Meriden’s current fair housing legal status, and its and public and private fair housing programs and activities and provides recommendations for fair housing initiatives critical to ensuring equal housing opportunity within the City. The following impediments to fair housing related were identified:

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City must be diligent in working with the private and non-for-profit housing sectors to offer up solutions with an increased emphasis on public/private partnerships that meet a range of changing

housing needs. These efforts include intensifying residential density near transit hubs; accommodating working from home as that becomes more common; and employer housing supported programs.

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

The projects included in the Program Year 2020 Annual Action Plan were chosen for the range and quality of services and programs geared toward the most vulnerable Meriden residents, and for their alignment with the priorities detailed in the City's Consolidated Plan. These projects will address a number of the planning objectives of the City of Meriden to: address obstacles to meeting underserved needs; foster and maintain safe and affordable housing; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The allocation of funding in Program Year 2020 aims to provide Meriden's special needs populations, including the elderly, the poor, non-native English speakers, and the handicapped, access to services used by the public at large. Projects will provide a suitable living environment by making services accessible to needy individuals. Examples include:

- Youth sports, arts, after school, and empowerment activities.
- Literacy training and translation services for residents who do not speak English as their first language, including those needing mental health counseling.
- Employment and entrepreneurship training.
- Employment opportunities for mentally disabled adults.
- Homelessness prevention and outreach.
- Emergency shelter and referral services.
- Homecare for the elderly.
- Outreach, education and treatment related to the opioid crisis.

Program Year 2020 will also include funding to continue the City's Inner City Sidewalk program. This project will remove deteriorated sidewalks and provide a safer walking environment for the residents of the targeted inner-city neighborhoods in the qualifying census tracts in Meriden. The City has seen improvements in these neighborhoods where the City has invested in new sidewalks.

Program Year 2020 will also include continued implementation of the Meriden Match Facade Rehabilitation program, which helps create a suitable living environment for underserved populations and the community at large in the targeted downtown area. This activity received CDBG funds in both Program Year 2017 and 2018, with funds remaining to be spent.

Actions planned to foster and maintain affordable housing

The City of Meriden will provide low-interest forbearance loans for single-unit and multi-unit residential rehabilitation projects within the target area. This includes continuation of the Neighborhood

Preservation Program to increase affordable, decent housing in the City center. This program is administered as part of the Rehabilitation Administration Activity, with the loans to be funded by the NPP program's Revolving Loan Fund. The New Opportunities Security Deposit Program will also provide residents who otherwise would not be able to afford an apartment with the assistance needed to gain entry to the rental market. Salvation Army's Emergency Assistance Program will also aid renters who may otherwise have to make the nearly impossible choice of whether to pay rent or buy food/pay bills.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Provide those in need of temporary housing and counseling services, including adults and children who are victims of domestic violence and sexual abuse, access to needed services in Meriden. Projects will provide a suitable living environment by making services accessible to needy individuals. Further, employment training, entrepreneurship programming, literacy training for both children and non-English speakers are all designed to provide residents with the skills and knowledge to improve the quality of their life as well as their families.

Actions planned to develop institutional structure

CDBG administrative funds will contribute to the administration of the CDBG Program and help ensure that the City meets the statutory and regulatory objectives outlined as a condition of participation in the program. The Community Development Manager and Grants Administrator will take the following actions to ensure that needed services are coordinated between the City, subrecipient organizations carrying out CDBG activities, and the public who benefit from the CDBG-funded activities:

- Post CDBG Program materials and announcements, such as the availability of the Annual Plan, CAPER, and RFP documents in the local newspaper and on the City's website www.meridenct.gov.
- Distribute copies of all materials to the general public, non-profit organizations, and elected officials when available or requested.
- Hold one-on-one meetings with sub-recipients to discuss quarterly report accomplishments and overall programming, as needed.
- Provide referrals to appropriate City departments and local organizations, such as the

Neighborhood Preservation Program and the Meriden Housing Authority.

The Community Development Manager/Grants Administrator started on the required update to the City's 5-year Consolidated Plan in 2019. The new Consolidated Plan with all required citizen participation outreach was completed by the City for Program Year 2020. The PY begins July 1, 2020. An RFP requesting consulting services to assist in the Consolidated Plan update was issued in early summer of 2019, with the Consultant paid out of the Administration activity.

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

The Meriden Housing Authority will continue to reduce the barriers to affordable housing by providing Section 8 vouchers and to provide first-time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market. The Economic Development Department will work with developers of new rental housing construction in the targeted TOD area to ensure that historic tax credits and other state and federal programs leverage adequate affordable housing opportunities for residents.

Program Specific Requirements

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

Introduction:

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion:

For the purposes of this PY 2020 Annual Action Plan, the Revolving Loan Fund (RLF) for the Neighborhood Preservation Program (NPP) was not entered as program income. The rationale behind this is that since the RLF was set up specifically for the NPP program, and since the funds are held in a separate account, the funds are designated for use in the NPP program only. The RLF and its associated funds were not set up to be used to fund different activities. Thus it does not have the same flexibility of use that traditional program income does. Additionally, the fund doesn't need to be spent entirely prior to spending money on other activities per CDBG regulations.

DRAFT PROJECT USE OF FUNDS

II. Program Year 46 Projected Use of Funds

A. Administration	
Department of Economic Development – CDBG Administration	\$ 118,000.00
PY46 Administration Total Allocations	\$ 118,000.00
B. Public Facilities & Infrastructure	
Department of Public Works – Replacement of Deteriorated Sidewalks	\$ 378,178.13
Meriden Raiders - Building Roof & Interior Renovations	\$ -
PY46 Public Facilities Total Allocations	\$ 378,178.13
C. Public Services	
Advocacy Academy - Center for Students with Disabilities	\$ 6,000.00
Ball Headz Inc. - Summer Camp	\$ 3,000.00
Beat the Street Community Center, Inc. - Beat the Street After School Program	\$ 11,500.00
Boys & Girls Club of Meriden - Club Kids Membership Assistance	\$ 10,000.00
Boys & Girls Club of Meriden - Summer Basketball League	\$ 3,500.00
Casa Boricua de Meriden, Inc - Program Services	\$ 2,500.00
Catholic Charities Archdiocese of Hartford - Meriden Family Center	\$ 5,000.00
Change the Play - Change the Play Summer Meals	\$ 13,000.00
Change the Play – CTP Clubhouse	\$ 5,000.00
Change the Play - Job Training, Life Skills, Dropout/Failure Intervention	\$ -
Child Guidance Clinic for Central CT Inc. - Child/Adolescent Psychiatric Access Coordination & Resource Guide	\$ 10,000.00
Coalition on Housing & Homelessness - Meriden Warming Center	\$ 6,000.00
Franciscan Home Care & Hospice Care - Mental Health Social Services	\$ 10,000.00
Gallery 53 - Mosaic for TOD	\$ 3,000.00
Girls, Inc of Meriden - National Identity Programming for Girls	\$ 9,000.00
Joy Unlimited Outreach Ministries - Breaking of Bread	\$ 3,000.00
Kuhn Employment Opportunities - City Parks Litter Patrol	\$ 8,000.00
Literacy Volunteers - Empowering Meriden Adults with Basic Literacy & ESOL	\$ 4,000.00
Meriden Children First - Family Zone Parent Engagement	\$ 8,500.00
Meriden Children First - Summer Discovery Program	\$ 11,500.00
Meriden Farmers Market - Doubling Dollars Program	\$ 4,000.00
Meriden Soup Kitchen, Inc. - Feed the Hungry	\$ 6,000.00

Meriden-Wallingford Chrysalis Domestic Violence Self-Sufficiency Program	\$ 7,800.00
Middlesex Community College - Academic Success & Job Readiness Initiative	\$ 4,000.00
MVP ORG - MVP Buddy Connection	\$ 4,000.00
MVP ORG - MVP Jacob's House	\$ -
Neighborhood Housing Services of New Britain - Financial & Housing Classes for Housing Authority Tenants	\$ 4,000.00
New Opportunities, Inc - Rental Assistance/ Security Deposit Program	\$ 10,000.00
New Opportunities, Inc. - Shelter NOW	\$ 14,000.00
Nutmeg Big Brothers Big Sisters - Community Based Mentoring	\$ 4,000.00
Our House Meriden - Our House Phase Two	\$ 4,700.00
Salvation Army - Comprehensive Emergency Assistance Program	\$ 5,000.00
Springwall Learning Solutions - STAR RISE STEM Innovation Outreach	\$ 3,000.00
Women and Families Center - Open DOHR Employment Training Program	\$ 7,000.00
Women and Families Center - Project Reach: Robyn's House	\$ 10,000.00
PY 46 Public Services Total Allocations	\$ 220,000.00
D. Housing	
Department of Development & Enforcement - Code Enforcement Staff	\$ 301,851.00
Department of Economic Development - Rehabilitation Administration	\$ 49,000.00
PY46 Housing Total Allocations	\$ 350,851.00
E. Economic Development	
Department of Economic Development - Section 108 Loan Repayment	\$ 101,133.75
PY46 Economic Development Total	\$ 101,133.75
TOTAL CDBG FUNDING AVAILABLE	\$ 1,101,577.00
REPROGRAMMED FUNDS	\$ 66,585.88
TOTAL CDBG FUNDING AVAILABLE DURING PROGRAM YEAR 46	\$ 1,168,162.88

**Projected Use of Funds listed herein are subject to change prior to City Council adoption of PY 46 Annual Plan.