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| Streamlined Annual PHA Plan <i>(High Performer PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 02/29/2016 |
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p>PHA Name: <u>Housing Authority of the City of Meriden</u> PHA Code: <u>CT011</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>334</u> Number of Housing Choice Vouchers (HCVs) <u>749</u></p> <p>Total Combined <u>1083</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The annual plan was available at the MHA, 22 Church Street, the Meriden Public Library, at the Resident Services office at Mills Memorial and Community Towers.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | Lead PHA: | | | | | | | | | | | | | | | | | |
| Participating PHAs | PHA Code | | | | | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | | | | | | |
| | | PH | HCV | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead PHA: | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| B. | Annual Plan Elements |
| B.1 | <p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> |
| B.2 | <p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see attached narrative for B.2. New Activities Please see additional development activity information attached for 24 Colony Street, Yale Acres, Meriden Commons, Hanover Place, 143 West Main Street and the Bristol Project.</p> |
| B.3 | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The MHA has made significant progress on its Mission and Goals. We have continued to receive High Performer Status under both SEMAP and PHAS. We have received state funding of \$1.6m for Veteran's supportive housing at Hanover Place. We have received 9% LIHTC for Mills Memorial site. We have transitioned from the received Choice Neighborhood Planning Grant and are now continuing our partnership with City of Meriden to pursue the Choice Neighborhood Implementation Grant.</p> <p>We continue to work on revisions to the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan to improve housing opportunities and ensure compliance with best practices. We anticipate bringing the revised documents before the Board of Commissioners in the next fiscal year.</p> |

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| B.4. | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Please see attached narrative for B.4. Most Recent Fiscal Year Audit</p> |
| <p>Other Document and/or Certification Requirements.</p> | |
| C.1 | <p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>✓ Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.2 | <p>Civil Rights Certification.</p> <p>✓ Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.3 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| C.4 | <p>Certification by State or Local Officials.</p> <p>✓ Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| <p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> | |
| D.1 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Please see HUD Form 50075.2 submitted to HUD on 3/15/2016 and approved by HUD on 4/13/2016.</p> |

Section B.2. NEW ACTIVITIES

The MHA received a Choice Neighborhood Planning grant and is now applying for a Choice Neighborhood implementation grant. This process is part of the overall planned redevelopment of the Mills Memorial Apartments. The MHA received approval for the disposition of the two low-rise sites and parking lot. The MHA is now applying for the disposition of the remaining buildings.

The MHA along with its partner Pennrose Properties has received 9% Low Income Housing Tax Credits from the Connecticut Housing Finance Authority (CHFA) for the Mills Memorial site. This redevelopment will be a 75-unit mixed income community with ground level retail and a preschool, all within walking distance of Meriden's new transit center.

The MHA has implemented a Project-Based Housing Choice Voucher Program in support of its redevelopment activities and as a source of replacement for ACC public housing units that may no longer be available as an outcome of redevelopment activities. This will include 9 units of Section 8 PBV with supportive services for veterans at Hanover Street as the MHA has received \$1.6 million in grant funding from the State of Connecticut. The MHA is also anticipating developing a program that will aid Meriden residents that are rent burdened. This program may include a program that will issue Section 8 vouchers to residents residing in rent burdened developments. The MHA is also considering implementing a RAD program for its Community Towers site.

The MHA will continue to seek to develop supportive housing whenever opportunities arise that provide for long-term links to supportive service funding that can be codified in MOA/MOU agreements, including but not limited to a possible partnership with Bradley Home, which provides services to the elderly disabled community here in Meriden.

Section B.4. MOST RECENT FISCAL YEAR AUDIT

The FY2015 Audit contained two findings: 2015-001) Related to compliance with GASB 68: Accounting and Financial Reporting for Pensions and 2015-002) Internal Controls over Financial Reporting related to a Lease-Purchase Agreement.

With regard to Finding 2015-001, the Authority personnel have been in touch with the Municipal Employees Retirement Fund (MERF) officials regarding the release of the fiscal year June 30, 2015 Audited GASB 68 Pension Report so the Finance Department staff can book the appropriate pension related entries and prepare the appropriate footnotes to the financial statements. Authority staff nor any persons outside of the MERF audit corporation have the ability to prepare the pertinent financial information and related footnotes and cannot properly address this issue until the MERF officials issue a timely report for each fiscal year.

With regard to Finding 2015-002, Management agrees with the comments and as noted in the finding, the Board of Commissioners subsequently approved the loan request and receipt. The Board of Commissioners and management have updated their controls to insure this oversight doesn't occur in the future. While the loan wasn't officially approved in a board resolution prior to receipt of funds, the Board of Commissioners was aware of the loan request and understood the purpose for which the funds were being secured. The corrective action for this finding was completed by staff prior to the release of the audit.

Executive Summary

Bristol Schools Redevelopment Project

The Clara T O'Connell School, and The Bingham School are two pre-World War I elementary schools that were deemed surplus property by the City of Bristol CT and sold to a partnership consisting of Park Lane Group, a privately held property developer, and Maynard Rd Corp, a component organization of the Meriden (CT) Housing Authority. Both developer partners have extensive statewide experience in the development and management of residential property.

Plans are underway to convert both buildings into a total of 97 one bedroom residential units designated as senior housing for occupancy in late 2017. 80% of the units are to be leased at market rate, and the remaining 20% have been allocated to low (80% AMI) income tenants.

The buildings have been placed on the National Historic Register and both State and Federal Rehabilitation credits have been allocated, subject to the usual conditions. Funds for toxic substance abatement and remediation have been committed by the State of Connecticut office of Brownfield Remediation, and commercial banking arrangements are in process..

Both properties will be equipped with geothermal and solar energy generating systems resulting in two buildings that will be "net zero" energy consumers, with respect to heating, cooling, cooking, domestic hot water and electricity

MHA/MRC Developments

This is a very exciting time for MHA and MRC endeavoring to develop new affordable housing through the use of mixed finance to create mixed-income and mixed-use properties throughout the City of Meriden. These developments will benefit the people with new safe and decent homes. These developments are as follows and described in more detail on the following pages.

Project 1 [Est. Completion 12/31/2016]
24 Colony St

Project 5 [5/1/2017-4/30/2019]
Yale Acres I

Project 2 [1/15/2017-12/31/2017]
Yale Acres II

Project 6 [1/15/2018-3/15/2019]
Meriden Commons II

Project 3 [1/15/2017-12/15/2019]
Meriden Commons I

Project 7 [PENDING]
143 W Main St

Project 4 [3/15-2017 – 9/15/2018]
Hanover Place Veteran's Housing



Project 1

24 Colony Street [In-Progress]

Est. Completion: 12/31/16

Developer: Westmount Dev.

TDC: \$22 Million

Description: 5-story building w/retail and commercial space on first floor, 63 residential units and 265 space multi-level parking garage. Project includes replacement housing for the Mills. Project is consistent with TOD design principals.

Funding Sources: Predevelopment Loan, HTCC funds, permanent loan and 9% LIHTC proceeds, energy rebates and investment from CT DOT for the parking garage.

Lease Up
March
2017



24 Colony St



Project 2

Yale Acres II [In-Progress]

Closing w/Boston Capital:

1/15/2017

Construction Timeline: 1/15/2017-

12/31/2017

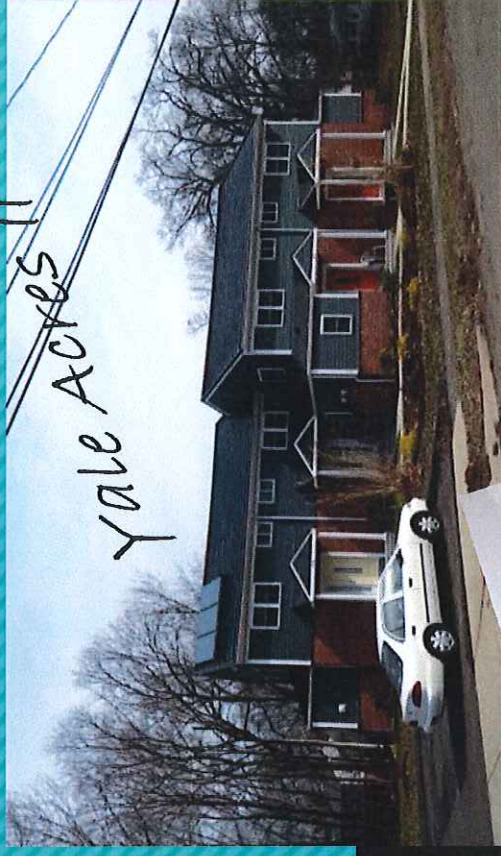
Developer: Maynard Road Corp.

TDC: \$3 Million

Description: Modular construction of 11 new units scattered throughout Yale Acres. Conversion from public housing to mixed-income housing, modernizing the apartments and significant energy improvements. Project includes replacement housing for the Mills.

Funding Sources: Permanent loan from Boston Capital and energy rebates.

TIME LINE



Project 3

Meriden Commons I [In-Progress]

Closing w/DOH: 1/15/2017

Closing w/CHFA: 1/15/2017

Construction Timeline: 1/15/2017-12/15/2019

Developer: Pennrose Properties

TDC: \$24 Million

Description: New construction of 75-unit mixed use development that includes 7,500 sf of non-residential space for retail and a preschool. This project will be within walking distance of Meriden's new transit center. Project includes replacement housing for the Mills. Project is consistent with TOD design principals.

Funding Sources: Predevelopment Loan, 9% LIHTC proceeds, DOH Flex funds, Deferred Developer Fee, and energy rebates.

Meriden
Commons I



TIME LINE

Project 4

Hanover Place [In-Progress]

Closing w/DOH: Feb. 2017
Construction Timeline: 3/15/2017-9/15/2018

Developer: Maynard Road Corp.

TDC: \$3 Million

Description: New construction of Nine (9) units for Veterans with onsite case management provided by the VA. Project will have two buildings with be 2.5 stories, community room, laundry and office space. Proposed energy efficiency and conservation measures.

Funding Sources: Grant from DOH, HTCC funds, permanent loan, developer equity and energy rebates. **MHA awarded Nine (9) VASH Vouchers.**

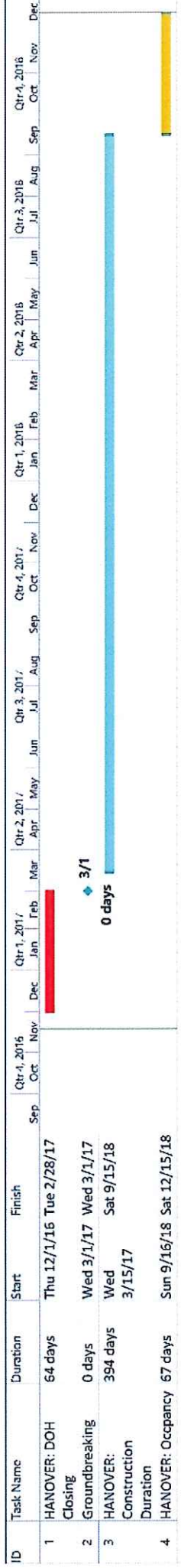
Hanover Place
Vision



Shovel Ready



TIME LINE



Project 5

Yale Acres I [In-Progress]

HUD FHA Application: 1/15/2017

State Bond Funds: 4/15/2017

Closing w/Rockport: 4/15/2017

Closing w/DOH: 4/15/2017

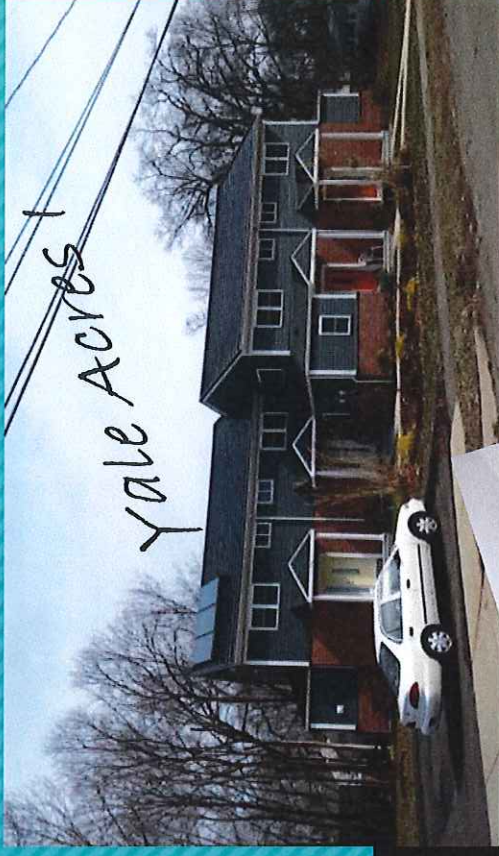
Construction Timeline: 5/1/2017-4/30/2019

Developer: Maynard Road Corp.

TDC: \$48 Million

Description: Substantial Rehabilitation of 162 units. Conversion from public housing to mixed-income housing, modernizing the apartments and significant energy improvements. Project includes replacement housing for the Mills.

Funding Sources: Grant from DOH, TEB's, LIHTC Net Proceeds, HUD Loan, Developer Equity, MHA Note and energy rebates.



TIME LINE

Project 6

Meriden Commons II [In-Planning]

9% LIHTC Application Submitted

11/09/2016.

Closing w/DOH/CHFA: Dec. 2017

Construction Timeline: 1/1/2018-

3/1/2019

Developer: Pennrose Properties

TDC: \$27.5 Million

Description: New construction of 76-unit mixed use development that includes non-residential space for retail. This project will be within walking distance of Meriden's new transit center. Project includes replacement housing for the Mills. Project is consistent with TOD design principals.

Funding Sources: 9% LIHTC proceeds, DOH Flex Funds, Deferred Developer Fee, Capital One Loan and energy rebates.

Meriden
Commons II



TIME LINE

Project 7

143 West Main St [In-Planning]

**9% LIHTC Application Submitted
11/09/2016.**

Closing pending Award.

Developer: Maynard Road Corp.

TDC: \$50 Million

Description: Proposed 48 unit mixed income and mixed use development with street level retail and a 450 seat "Black Box" theatre for live music and performing arts. Project includes replacement housing for the Mills. Project is consistent with TOD design principals.

Funding Sources: Predevelopment Loans, permanent loan, Historic Tax Credits, 9% LIHTC proceeds and energy rebates.



143 West
Main St



TIME LINE

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 10/2016, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

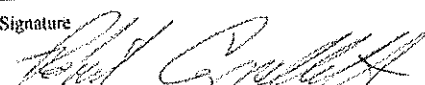
HOUSING AUTHORITY OF THE CITY OF MERIDEN
PHA Name

CT011
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2016

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

| | |
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| Name of Authorized Official ROBERT CAPPELLETTI | Title EXECUTIVE DIRECTOR |
| Signature  | Date 7/15/2016 |

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Lawrence J. Kendzior, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Meriden
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Meriden
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA Plan is consistent with the City of Meriden's Consolidated Plan. The MHA and the City work
together on affordable housing needs using the MHA as a resource for HUD related housing programs.

The MHA and City are partners in the Choice Neighborhood Initiative. Each agency is in sync with the
overall community goal of providing safe, affordable housing to low income families.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|-----------------------------|---------------------|
| Name of Authorized Official | Title |
| <u>Lawrence J. Kendzior</u> | <u>City Manager</u> |
| Signature | Date |
| <u>[Signature]</u> | <u>7.12.16</u> |

Housing Authority of the City of Meriden

Admissions and Continued Occupancy

Revised July 2004

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- A. Units smaller than assigned through the above guidelines – A family may request a smaller unit size than the guidelines allow. The Housing Authority of the City of Meriden will allow the smaller size unit so long as generally no more than two (2) people per bedroom are assigned. In such situations, the family will sign a certification stating they understand they will be ineligible for a larger size unit for 2 years.
- B. Units larger than assigned through the above guidelines – A family may request a larger unit size than the guidelines allow. The Housing Authority of the City of Meriden will allow the larger size unit if the family provides a verified medical need that the family be housed in a larger unit.
- C. If there are no families on the waiting list for a larger size, smaller families may be housed if they sign a release form stating they will transfer (at the family's own expense) to the appropriate size unit when an eligible family needing the larger unit applies. The family transferring will be given a 30-day notice before being required to move.
- D. Larger units may be offered in order to improve the marketing of a development suffering a high vacancy rate.

10.3 SELECTION FROM THE WAITING LIST

The Housing Authority of the City of Meriden shall follow the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To insure this requirement is met we shall quarterly monitor the incomes of newly admitted families and the incomes of the families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, we will skip higher income families on the waiting list to reach extremely low-income families.

If there are not enough extremely low-income families on the waiting list we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

10.4 DECONCENTRATION POLICY

It is the Housing Authority of the City of Meriden's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Housing Authority of the City of Meriden will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in **Appendix 1**.

10.5 DECONCENTRATION INCENTIVES

The Housing Authority of the City of Meriden may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

10.6 OFFER OF A UNIT

When the Housing Authority of the City of Meriden discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Housing Authority of the City of Meriden will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the Housing Authority of the City of Meriden regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the resident file. If the family rejects the offer of the unit, the Housing Authority of the City of Meriden will send the family a letter documenting the offer and the rejection.

10.7 REJECTION OF UNIT

If in making the offer to the family the Housing Authority of the City of Meriden skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive