

**5-Year PHA Plan
(for All PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 03/31/2024

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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																							
A.1	<p>PHA Name: Housing Authority of the City of Meriden PHA Code: CT011</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Locations for Inspection: The proposed PHA Plan, PHA Plan Elements, and all related documents are available for public inspection at the following locations:</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px; text-align: center;"> The Housing Authority of the City of Meriden 22 Church Street Meriden, CT 06451 </td> <td style="padding: 5px; text-align: center;"> Community Towers 55 Willow Street Meriden, CT 06450 </td> <td style="padding: 5px; text-align: center;"> Imagineers, LLC 635 Farmington Avenue Hartford, CT 06105 </td> </tr> </table> <p>Distribution and Notification: The proposed PHA Plan was mailed to each program participant with a cover letter explaining the 5-Year PHA Plan process. This mailing included a survey/comment form and a self-addressed stamped envelope to encourage feedback and active participation in the development of the proposed plan.</p> <p>The documents are also available to the public on the Housing Authority of the City of Meriden's website, https://meriden-ha.com/</p> <p>The documents are also published in the Meriden Record Journal.</p> <p>A public hearing is scheduled for October 16, 2024 at 5:00PM at 22 Church Street</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> </tbody> </table>	The Housing Authority of the City of Meriden 22 Church Street Meriden, CT 06451	Community Towers 55 Willow Street Meriden, CT 06450	Imagineers, LLC 635 Farmington Avenue Hartford, CT 06105	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.	Plan Elements Required for all PHAs completing this form.																							

B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The Housing Authority of the City of Meriden (MHA) seeks out to increase Equal Opportunity and access to decent, safe, affordable housing free from discrimination and to support community development, economic opportunity and family self-sufficiency. To expand homeownership and educational opportunities, and to participate in community rebuilding through lower densities, modern housing and integration of socio-economic groups.</p>
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B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

The following goals and objectives outline MHA's strategic plan to effectively serve the needs of low-income, very low-income, and extremely low-income families over the next five years:

A. PHA Goal: Expand the Supply of Assisted Housing

Objectives:

1. **Apply for Additional Rental Vouchers:** Pursue opportunities to secure additional rental vouchers as they become available to meet growing demand.
2. **Enhance Rental Market Data Collection:** Continuously expand and refine data collection efforts to better understand and respond to the rental market dynamics.

B. PHA Goal: Improve the Quality of Assisted Housing

Objectives:

1. **Achieve High-Performer Status:** Achieve and sustain high-performer status through HUD's Section Eight Management Assessment Program (SEMAP).
2. **Maximize Budget Utilization:** Maintain a lease-up rate of 95% or higher to ensure optimal budget utilization and effective service delivery.
3. **Strengthen Quality Control:** Conduct regular quality control reviews for Occupancy Specialists and Inspection staff, while continuing to develop and implement comprehensive training programs.
4. **Promote Lead Poisoning Awareness:** Educate program participants on the dangers of lead poisoning by providing informational materials during orientations and re-certifications, ensuring proper documentation in case files.
5. **Collaborate with Health Initiatives:** Continue partnering with Connecticut Children's Healthy Homes Program to provide funding to property owners for the remediation of lead hazards.
6. **Prepare for New HUD Inspection Protocol:** Complete training for HUD's upcoming National Standards for the Physical Inspection of Real Estate (NSPIRE) to ensure readiness for the new inspection standards.

C. PHA Goal: Increase Assisted Housing Choices

Objectives:

1. **Enhance Landlord Outreach:** Continue proactive outreach efforts to engage and educate landlords about the benefits of participating in the PHA programs.
2. **Improve Mobility and Housing Choice Briefings:** Regularly provide and improve briefings on mobility and housing choice options to empower participants to make informed decisions.
3. **Review and Adjust Voucher Payment Standards:** Annually review and, if necessary, increase voucher payment standards based on the Small Area Fair Market Rents (SAFMR) to ensure they reflect current market conditions.

D. PHA Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing

Objectives:

1. **Affirmative Measures for Equal Access:** Undertake affirmative measures to ensure all families have access to assisted housing and a suitable living environment, regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, or disability.
2. **Support Reasonable Accommodations:** Regularly review and adjust payment standards up to 120% of SAFMRs for reasonable accommodation requests from disabled households.
3. **Ongoing Fair Housing Training:** Conduct continuous fair housing training for staff, with at least one annual paid training session to keep staff informed and compliant with fair housing laws.
4. **Affirmatively Further Fair Housing:** Implement initiatives that actively promote fair housing and address any barriers to equal housing opportunities.
5. **Timely Response to Accommodation Requests:** Ensure all requests for reasonable accommodations are reviewed and responded to promptly.
6. **Compliance with the Violence Against Women Act (VAWA):** Fully comply with VAWA requirements to support and protect victims of domestic violence, dating violence, sexual assault, or stalking.

E. Other PHA Goals and Objectives

Objectives:

1. **Enhance Fraud Recovery:** Utilize the accounting system to efficiently recover funds in cases of tenant fraud within the Section 8 program, supported by robust policies and procedures.
2. **Evaluate and Improve Technology:** Continuously assess and upgrade computer software to enhance financial accounting, reporting, and cybersecurity measures as necessary.
3. **Publicize Housing Assistance Availability:** Actively publicize and disseminate information about the availability of housing assistance and related services to ensure broad community awareness.

	<p>4. Ensure Equal Access and a Suitable Living Environment: Implement measures to guarantee access to assisted housing and a suitable living environment for all families, regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, or disability.</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The MHA has made significant progress in meeting the goals and objectives outlined in the previous 5-Year PHA Plan. Below is a summary of the key accomplishments:</p> <p>1. Redevelopment and Housing Expansion:</p> <ul style="list-style-type: none"> • AMP 1 Mills Memorial Site Disposition: <ul style="list-style-type: none"> ○ Phase I: MHA successfully partnered with Penrose Properties to complete Phase I of the redevelopment at the Mills Memorial site. This phase included the creation of a fully occupied, 75-unit mixed-income community featuring ground-level retail and a preschool. The project was supported by 9% Low-Income Housing Tax Credits from the Connecticut Housing Finance Authority (CHFA). The community is strategically located within walking distance of Meriden's new transit center, enhancing accessibility and promoting economic development. ○ Phase II: Continuing the redevelopment efforts, Phase II has also been completed and is fully occupied. This phase involved constructing a 76-unit mixed-income community with ground-level retail, again leveraging 9% Low-Income Housing Tax Credits from CHFA. This successful completion underscores MHA's commitment to expanding housing options and enhancing community amenities. <p>2. Project-Based Housing Choice Voucher Program:</p> <ul style="list-style-type: none"> • MHA has successfully implemented a Project-Based Housing Choice Voucher Program as part of its redevelopment strategy. This program has proven to serve a critical source of replacement for ACC public housing units impacted by redevelopment activities. • Veterans Housing: As part of this initiative, MHA has dedicated 9 PBV units with supportive services for veterans at the Hanover Street development. This project has been completed, supported by \$1.6 million in grant funding from the State of Connecticut. This effort exemplifies MHA's dedication to providing housing and services for vulnerable populations, particularly veterans. <p>3. Consideration of Voluntary Conversion:</p> <ul style="list-style-type: none"> • MHA is actively exploring a Voluntary Conversion for its Community Towers site. This consideration aligns with the agency's broader strategy to optimize housing resources and ensure the long-term viability of its housing stock. <p>4. Supportive Housing Development:</p> <ul style="list-style-type: none"> • MHA remains committed to developing supportive housing, actively seeking opportunities that offer long-term links to supportive service funding. The agency is focused on establishing Memorandums of Agreement (MOA) or Memorandums of Understanding (MOU) to formalize these partnerships and ensure sustainable service delivery for residents in need. <p>Through these accomplishments, MHA has demonstrated its ability to effectively execute its strategic goals, enhancing housing quality, expanding housing choices, and providing essential services to the community.</p>

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The MHA has adopted the policy (the "Violence Against Women Act - VAWA Policy") to implement all of the applicable provisions of the 2013 reauthorization of the Violence Against Women Act (VAWA) which applies to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation and which must be applied consistent with all nondiscrimination and fair housing requirements and more generally to set forth the MHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

The MHA's goals, objectives and policies to enable the MHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the MHA VAWA Policy, a copy of which is attached to this Plan in the administrative plan. In addition:

- MHA will continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.
- MHA continues to inform all program participants of their rights under VAWA.
- MHA will continue to inform property owners of their rights and responsibilities regarding VAWA.
- MHA will continue to develop policies and procedures to allow victims of domestic violence, dating violence, sexual assault and stalking an opportunity to claim their status as a victim.
- Any information provided by the victim will continue to be kept confidential and will not be shared with other related agencies unless requested or consented to by the victim in writing, required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence, or is otherwise required by applicable law.
- MHA's procedures will continue to ensure that it does not deny admission or terminate assistance, tenancy or occupancy rights of such victims and their immediate family members when the reason for denial/termination is directly related to such violence, unless the member is the perpetrator.
- MHA will continue to ensure that employee training content includes the protections provided by VAWA and MHA's policies and definitions in regard to victims of domestic violence, dating violence, sexual assault and stalking.

The following activities, services, or programs are provided by the MHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking; as well as to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety for assisted families:

It is the policy of the MHA to continue to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the MHA staff become aware that an individual assisted by the MHA is a victim of domestic violence, dating violence or stalking, the MHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the MHA either to maintain a relationship with any provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

C. Other Document and/or Certification Requirements.

C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>In accordance with HUD regulations in 24 CFR 903.7(r) and 24 CFR 905.3, the MHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, MHA will submit for HUD's approval a revised Plan(s) that meets full public process requirements, including Resident Advisory Board review and consultation.</p> <p>MHA's criteria, as defined below, are applicable to all CFP components, including: Capital Fund grants, Replacement Housing Factor (RHF) grants, and any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).</p> <p>(i) Criteria for Defining "Substantial Deviation" from the 5-Year Plan:</p> <ul style="list-style-type: none"> • A major change in the direction of MHA pertaining to its mission and goals would constitute a "substantial deviation" from the Agency's 5-Year Plan. • Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not further MHA's stated mission and goals as articulated in the 5-Year Plan. <p>(ii) Criteria for Defining "Significant Amendment or Modification" to the 5-Year and Annual PHA Plans:</p> <ul style="list-style-type: none"> • Changes to rent, admission policies, or the organization of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the program. • Changes to rent, admission policies, or the organization of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the program. • Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans. <p>(iii) Criteria for Defining "Significant Amendment or Modification" to the Capital Fund Program (CFP) 5-Year Action Plan:</p> <ul style="list-style-type: none"> • Additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$250,000. <p>(iv) Exceptions:</p> <ul style="list-style-type: none"> • Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviations or significant amendments/modifications. • Changes under the above definitions that are funded by any source other than federal funds will not require Plan amendment or modification.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>X <input type="checkbox"/> <input type="checkbox"/> PLEASE SEE ATTACHED</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<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>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> X (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH):

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

N/A – Assessment of Fair Housing is not currently a requirement of PHAs.

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