

# 2005-2010 Consolidated Plan

For Housing and community development

City of Middletown, Connecticut

**July, 2005**

Community Development Division  
Department of Planning, Conservation, & Development  
City of Middletown, Connecticut  
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## **Executive Summary –Consolidated Plan**

The Executive Summary provides residents with an overview of the City's housing and community development needs, demographics, priorities and strategies, and how the activities will address identified needs and objectives.

The Consolidated Plan itself is the result of the 1992 amendment to the National Affordability Housing Act (NAHA) of 1990. This legislation required that a single Consolidated Plan be submitted to the U.S. Department of Housing and Urban Development (HUD) for funding of all HUD formula grant programs. Of the four formula programs, the City of Middletown is only eligible for the Community Development Block Grant (CDBG).

National Objectives for the Community Development Block Grant program include:

- Affordable housing for low-income, at-risk homeless, and homeless persons; increased availability of permanent housing; and mortgage financing at reasonable rates.
- A suitable living environment through improvement of safety of our neighborhoods, and increased access to quality facilities and public services.
- Expansion of economic opportunities through job creation, credit for development activities accessible to low-income residents, and technical assistance to businesses.

Community Development Block Grant (CDBG)- Consolidated Plan funds will be expended to meet the goals and objectives set forth in the Consolidated Plan. CDBG is used for a variety of purposes including neighborhood facilities, economic development, public services, public improvements, housing rehabilitation, parks, modification of structures for ADA (Americans With Disabilities Act) compliance, establishment of youth and family community centers, crime prevention and awareness programs, and acquisition of land and improvements.

### **Purpose of the Consolidated Plan**

The Consolidated Plan is a comprehensive, integrated approach to planning and implementing the City's housing, community development, and economic development needs and priorities in the form of a Strategic Plan. The consolidated planning process has allowed the city to effectively coordinate its federal programs into more effective housing and community development planning.

The Plan incorporated five major sections: a Housing and Homeless needs Assessment, Housing Market Analysis, Non-Housing Community Development, Five Year Strategy, and the First Year Action Plan for the period 2005-2006.

Submitted with the Consolidated Plan is the First-Year Action Plan for Program Year 2005-2006. The Action Plan identifies the sources and uses of the City's allocation of the Community Development Block grant. The First Year Action Plan includes the planned distribution of funds.

HUD requires that the city submit the Consolidated Plan prior to the allocation of grant funds. The Plan allows the City to apply for other grants when the federal government makes them available to local jurisdictions.

### **Differences Between the Previous and New Consolidated Plans**

There have been significant improvements in citizen participation and accountability for the Consolidated Plan grants since the 2000-2005 cycle. For example, there is now:

### **The Goals of this Consolidated Plan**

#### **Priority One: Address persistent and chronic problems with the City's North End**

- Build upon and expand successful programs to address crime, trash, and nuisance properties.

- Promote innovative programs to deter criminal activity.
- Create effective and innovative neighborhood programs to address the North End needs.
- Invest in projects that will provide a measurable improvement in the quality of life in the neighborhood.
- Increase median incomes in the area.
- Remove the stigma for those living in the area and instill a sense of community pride.

**Priority Two: Increase access to affordable and decent Housing**

- Expand home ownership programs in low- to moderate-income areas.
- Alleviate substandard housing conditions.
- Reduce barriers to affordable rental housing and home ownership.
- Provide opportunities and access to all housing needs in the city, such as affordability needs, sensory needs, accessibility needs, etc.

**Priority Three: Promote and Improve Middletown's Economic Opportunities and Labor Force**

- Foster small business formation and retention and create new jobs and industries.
- Provide access to quality job training resources and employment placements programs.
- Provide the opportunity for advancement through adult education.

**Priority Four: Protect and Assist the City's Special Needs Populations**

- Provide a variety of housing types and supportive services for the city's special needs residents.
- Provide needed social, economic, educational and health services.
- Ensure that all have access to facilities and resources made available to City residents.

**Priority Five: Improve Quality of Life for all of Middletown's residents**

- Foster programs that can improve educational enrichment.
- Support activities that can improve residents' access to resources that can improve their lives.

**Proposed 2006 Federal Budget**

The 2006 Budget as proposed by the President, provides zero funding for the Community Development Block Grant Program, which would mean that the City of Middletown cannot depend on receiving an entitlement grant for the 2006-2007 year. The President is proposing to replace the Community Development Block Grant program with a program administered by the US Department of Commerce call "Strengthen America's Communities" to help communities create the conditions for economic growth. It is unclear if Middletown would receive any funding under this program.

The City of Middletown will continue to try to implement this Consolidate Plan to the best of its ability given the resources it can allocate. However, the goals and benchmarks designated in this plan can only be realistically achieved if funding is maintained at current levels. The Appendix provides sample budgets of what the Community Development Block Grant spending priorities would be if the program saw reduced funding or an elimination of funding.

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## **I. Citizen Participation and Consultation**

### **A. Citizen Participation Plan**

The City of Middletown has adopted a Citizen Participation Plan that outlines the way that the City will maximize citizen involvement in the preparation and decision-making required by the Consolidated Planning process. The Citizen Participation Plan encourages citizens to participate in the development of the consolidated plan, any substantial amendments to the consolidated plan, and the performance and/or accomplishment annual report.

Consistent with HUD requirements, the City's Citizen Participation Plan requires the: Information on the amount of assistance, including grant funds and program income is provided to the public

- Information is provided on the range of activities that will be undertaken, including the estimated amount that will benefit low- and moderate-income persons.
- There is a statement of when and how this information will be made available.
- The City provide for processing and public notification of Substantial Amendments, or changes to the approved Plan program.

### **B. Availability to the Public**

HUD regulations require that the Citizen Participation Plan be available for public inspection, and requires that the City make every effort to ensure that the public is afforded an opportunity to review and comment on the document. The Citizen Participation Plan also provides for adequate advance notice to citizens of each hearing, with sufficient information published about the subject of the hearing to permit comment.

### **C. Public Comments**

HUD regulations require that the public be allowed to comment on the Consolidated Plan and how it is developed. Comments received at public hearing meetings and Consolidated Plan surveys responses are located in the Appendix.

### **D. Consultation**

The City of Middletown consulted with several nonprofit health, social service and assisted housing agencies, and providers of services for those with special needs (including the disabled, persons with HIV/AIDS and homeless groups) in preparation of the Consolidated Plan. To meet its consultation responsibilities, the Community Development Division provided agencies with a survey on the Consolidated Plan, and requested their viewpoint on potential gaps in city services, targeting of services, Consolidated Plan preparation, regional planning, and methods to increase citizen participation. The survey and complete responses are included in the Appendix and in summary form in the 2004-2005 (PY31) Action Plan.

## II. Process for the Development of the Consolidated Plan

### A. Lead Agency

The Citizens' Advisory Committee is the lead agency for policy direction, review of funding applications, project review, and decisions on Consolidated Plan funding recommendations to the City's Common Council. The Citizens' Advisory Committee does rely on the staff of the Department of Planning, Conservation and Development for expertise and for actual implementation of any policies.

The Citizens' Advisory Committee is responsible for preparation of the Consolidated Plan and the annual Action Plan, and for coordinating the update of all information contained therein of the demographic or programmatic nature. The Citizens' Advisory Committee also conducts a review of applications for eligibility and adherence to HUD National Objectives, which are then submitted to the Mayor for further review and funding recommendations. The Common Council approves the Consolidated Plan.

The Citizens' Advisory Committee review a draft Consolidated Plan and provide for a public hearing prior to review and approval by the Common Council to solicit public comment. After Common Council approval the Plan is submitted to the Mayor for a signature and then forwarded to the US Department of Housing and Urban Development (HUD). The US Department of Housing and Urban Development has 45 days to review, modify, or reject the Consolidated Plan.

The Citizens' Advisory Committee and the Department of Planning, Conservation and Development are responsible for responding to the US Department of Housing and Urban Development's inquiries regarding the Consolidated Plan. Such as HUD-directed new initiatives in regard to Plan preparation, budgeting reporting of project activities.

### B. Development of Consolidated Plan

The development of the Consolidated Plan is a ten-month process from initial committee discussions and planning until the final adoption of the Plan by the Common Council and subsequent submission to HUD. The following is a list of steps taken to develop and adopt Middletown Consolidated Plan. For more information about comments received from public and consulted organizations, please see the appendix.

- |                         |   |
|-------------------------|---|
| October - November 2004 | <ul style="list-style-type: none"><li>- Prepare background information.</li><li>- Develop plan on how to collect the maximum amount of public input.</li><li>- Develop Household survey and produce pool of residents for random sample.</li><li>- Review Citizens Participation Plan and propose amendments</li></ul>  |
| December 2004           | <ul style="list-style-type: none"><li>- Make presentation and collect responses from attendees at the Mayor's City Department head meeting</li><li>- Have initial discussion with Citizens' Advisory Committee on priorities for funding.</li><li>- Send out Household Surveys to Middletown residents</li></ul>  |
| January 2005            | <ul style="list-style-type: none"><li>- Collect Household Surveys and produce a report on the results.</li><li>- Hold Public Hearing to Public comments to proposed Citizen Participation plan amendments.</li><li>- Hold Forum to hear comments from local residents involved with improving the lives of Middletown low and moderate income.</li><li>- Have Consultations with local and state organizations.</li></ul> |
| February 2005           | <ul style="list-style-type: none"><li>- Produce Draft Consolidated Plan and present to Citizens Advisory Committee.</li></ul>   |

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- Have Consultations with local and state organizations.
- March 2005
  - Have Consultations with local and state organizations.
  - Common Council Approves Citizen Participation Plan.
- April 2005
  - Hear the Committees comments on proposed Consolidated Plan.
  - Have Consultations with local and state organizations.
- May 2005
  - Public Hearing for Consolidated Plan
  - Make revisions to Consolidated Plan, if necessary.
- June 2005
  - Common Council Approves Consolidated Plan
- July 2005
  - Submit Consolidated Plan to HUD



**III. City Profile**

The City of Middletown covers 42.5 square miles, or approximately 27,190 acres. The city's 2000 population totaled 45,563 persons, giving it a population density of 1,072 people per square mile, making it the most densely populated of Middlesex County's municipalities.

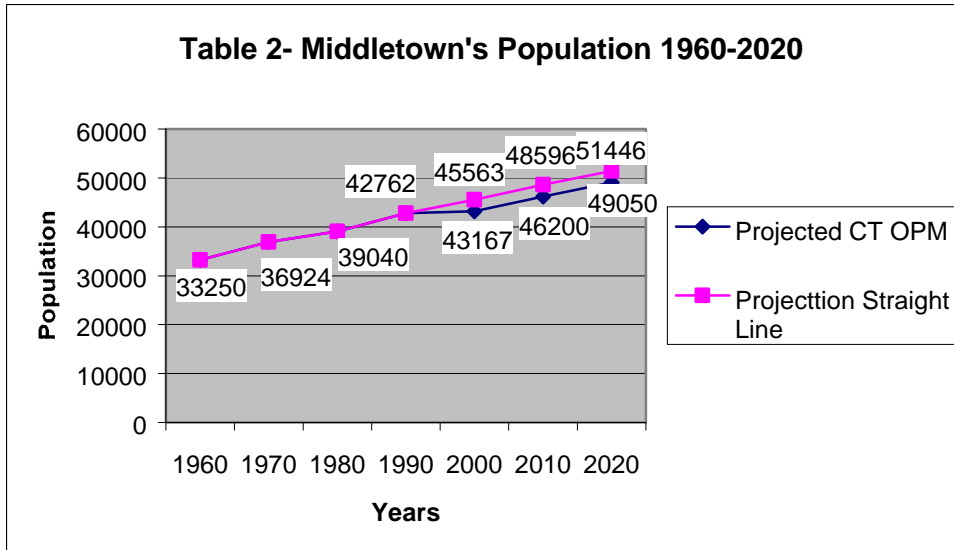
**Population**

The population of the City, according to the 2000 Census is 45,563. This represents a 16.7% change from the 1980 population of 39,040, and a 6.55% change from the 1990 population of 42,762. The Connecticut Economic Resource Center (CERC) estimates a population of 47,874 as of January 2004, an increase of about 5%, demonstrating steady growth. The City should exceed 50,000 residents by 2009.

The City of Middletown is currently comprised of approximately 47,874 residents, some 40,000 reside in households and roughly 5,563 in college dormitories, institutions, and other group quarters. Between 1990-2000, the population grew by approximately two thousand eight hundred inhabitants (2,801 persons or 6.55%). This rate is less than Middlesex County's population growth (8.3%) but greater than Connecticut's, which increased 3.6% as a whole (according to the US Census). Table 2.1 compares Middletown's population and recent growth rate with that of the other towns within the Midstate Regional Planning Area. Chart 2.1, on the following page, illustrates the past trends and projected population growth of Middletown between the years 1960-2020.

<b>City of Town</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Middletown	42,762	45,563	6.55
Cromwell	12,286	12,871	4.76
Durham	5,732	6,627	15.61
East Haddam	6,676	8,333	24.82
East Hampton	10,428	10,956	5.06
Haddam	6,769	7,157	5.73
Middlefield	3,925	4,203	7.08
Portland	8,418	8,732	3.73

Since 1990, the annual rate of change in population has declined to 0.66 percent, down from 0.95 percent in the 1980s. As Table 2.2 shows in a comparison of local, regional and county growth, Middletown's slowdown has not been associated with particularly rapid suburbanization in the surrounding region or county. Rather, as Connecticut and the entire Northeast underwent massive corporate restructuring and defense reductions in the early 1990s, even less affected areas of settlement, experienced out-migration.



In the near future, the Connecticut Department of Economic and Community Development anticipates a modest upturn in population growth rates to 2020. Of interest, the pace of change will be quicker for Middletown, than for the Midstate Planning Region, Middlesex County or the State as a whole. According to the projections in Table 2.2, the City will reach nearly 50,000 inhabitants by 2020, growing 7.7 percent over existing conditions, while the Region advances by 7.2 percent and the County by 4.6 percent. As a consequence, Middletown is now poised for future growth and a stronger role in the population and economy of central Connecticut.

**Table 3 - Comparative Population Growth at Local, Regional, County, and State Levels 1970-2020**

Region	Year				% Chge '70-'00	Projection		% Chge '00-'20
	1970	1980	1990	2000		2010	2020	
Middletown	36,924	39,040	42,762	45,563	23.4%	46,200	49,050	7.7%
Midstate Plg Region	78,445	87,203	96,996	104,442	33.1%	105,750	112,010	7.2%
Middlesex County	115,018	129,017	143,196	155,071	34.8%	153,900	162,210	4.6%
Connecticut	3,031,709	3,107,576	3,287,116	3,405,565	12.3%	3,434,400	3,593,860	5.5%

Owing to a high proportion of residents of college age (6,494 or 15% in 1998), Middletown has a relatively young median age or population, 36.3 years in 2000. Nearly one-third of all inhabitants are under 25 years of age, 54 percent are in the prime working ages of 25 through 64 years, and approximately 13 percent are in retirement ages of 65 and over. Those percentages have to stayed almost constant before 2003. After 2003 the number of those 65 and over is expected to increase in proportion Compared to the City's age structure in 1990, the elderly population did not change significantly in the 2000 Census (though the frail elderly have increase from 5.4% to 6% of total), while the dependent youth and college-going population have declined in relative share.

**Table 4 – Population by Age and Change between 1990-2004**

Year	0-17	18-24	25-49	50-64	65 and over
1990	8,238	6,772	17,713	6,007	5,145
2000	9,364	5,983	18,063	7,557	5,786
2004	9,767	4,450	17,572	7,528	6,161
% Chg '90-'04	18.5%	-34.2%	-0.79%	25.3%	19.7%

Income and Poverty

The median household income\* of Middletown is estimated to have reached \$52,383 in 1998, fully 39 percent above the 1990 Census reported median of \$37,644 in 1989 dollars. Given the presence of high income and multiple wage earner households in the City, the average household income of all Middletown residents is considerably higher than the state median. The City's estimated median to be \$47,162 in 1999. After-tax disposable income, or the "effective buying power" of households, represents just under 80 percent of gross income and is currently about \$50,000 for the average Middletown household. Table 2.5 shows the income distribution of households under recent past, existing and likely future conditions.

As Table 2.5 shows for the 1990-1998 period, the number of households with incomes exceeding \$100,000 annually has risen from 700 to more than 2,600 in eight years, encompassing 15.3 percent of all households by 1998. Correspondingly, those with incomes below \$40,000 annually have declined by more than 2,500 but currently comprise more than one third of all households.

A broad middle class with annual earnings from \$40,000 to \$100,000 has marginally increased its share from 42.5 to 47.4 percent of all households, with those households earning between \$75,000 to \$100,000 projected to have the highest rate of growth for the middle class.

Table 5 - HUD Income Groups		
Area Median Income (AMI)= \$47,162		
Income Group	Households	% of All Households
Extremely Low Income (less than 30%AMI)	2,411	13%
Low Income (30% - 50% AMI)	1,971	10.6%
Moderate Income (50% - 80% AMI)	2052	11%
Middle Income (80% - 95% AMI)	2,313	12%
<b>Total Households</b>	<b>8,747</b>	<b>47%</b>

Table 6 – HUD Income Groups by Census Tract								
Census Tract	Extreme Low Income		Low Income		Moderate Income		Middle Income	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
5411	191	17%	147	13%	237	22%	198	18%
5412	231	12%	255	13%	193	10%	236	12%
5413	100	3%	147	5%	330	10%	586	18%
5414	314	10%	368	12%	286	9%	307	10%
5415	218	29%	80	11%	91	12%	63	8%
5416	381	54%	100	14%	71	9.9%	33	5%
5417	315	23%	225	17%	218	16%	125	9%
5418	5	42%	0	0%	4	33%	3	25%
5419	195	8%	211	9%	247	11%	317	14%
5420	247	13%	186	10%	242	13%	240	13%
5421	208	15%	226	16%	172	12%	150	11%
5422	6	1%	35	5%	35	5%	55	8%
<b>Total</b>	<b>2,411</b>		<b>1,980</b>		<b>2,126</b>		<b>2,313</b>	

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Census Tract	Total Extreme Low-Moderate Income		Total Extreme Low- Middle Income	
	Households	Percent	Households	Percent
5411	575	52%	773	70%
5412	679	34%	915	46%
5413	577	18%	1163	36%
5414	968	31%	1275	41%
5415	389	52%	452	60%
5416	552	78%	585	82%
5417	758	56%	883	65%
5418	9	75%	12	100%
5419	653	28%	970	42%
5420	675	36%	915	49%
5421	606	42%	756	53%
5422	76	11%	131	19%
Total	6,517	35%	8,830	48%

Annual Income	Households
Less than \$10,000	1,260
\$10,000 to \$14,999	1,151
\$15,000 to \$19,999	987
\$20,000 to \$24,999	984
\$25,000 to \$29,999	1,063
\$30,000 to \$34,999	989
\$35,000 to \$39,999	1,225
\$40,000 to \$44,999	1,088
\$45,000 to \$49,999	893
\$50,000 to \$59,999	1,702
\$60,000 to \$74,999	2,191
\$75,000 to \$99,999	2,108
\$100,000 to \$124,999	1,343
\$125,000 to \$149,999	811
\$150,000 to \$199,999	457
\$200,000 or more	290
<b>Total</b>	<b>18,542</b>

Poverty Level By Age	Number of Individuals
Under 5 years	224
5 to 17 years	472
18 to 64 years	2,102
65 years and over	344
<b>Total</b>	<b>3,142</b>

Concurrent with the decline and slow recovery of payroll employment in Middletown over the 1988-1998 period, the City's resident labor force has both grown and declined. While the number of employed residents, working both in Middletown and elsewhere, remained essentially stable from 1994 onward, the number of unemployed residents declined sharply. From its peak in 1992, with 7.5 percent of the labor force jobless, the unemployment rate now stands at 3.1 percent in 1999. Thus, the development of new job opportunities in Middletown appears to not have attracted new residents and labor force participants, but rather provided employment for the unemployed. Unless adequate housing is developed to attract more working age individuals to

Middletown, the City's economic development progress may be stalled by restrictions on labor supply, or else essentially rewarded to a commuting labor force.

	2001 Avg.	2002 Avg.	2003 Avg.	2004 Avg.	January 2005
<b>Labor Force</b>	23,850	23,599	24,542	23,354	
<b>Employed</b>	23,074	22,721	23,213	22,218	
<b>Unemployed</b>	775	878	1,299	1,139	
<b>Unemployment Rate- Middletown</b>	3.3	3.7	5.3	4.9	
<b>Unemployment Rate- State</b>	3.3	4.3	5.5	4.6	
<b>Unemployment Rate- National</b>	4.8	5.8	6.0	5.4	

Over the near term, from 1998 to 2008, Middletown can expect moderate job growth to continue, based upon Connecticut State forecasts for the South Central region. However, if recruitment efforts remain active, and the City increases its share of regional employment by 10 percent over the ten-year period, job gains will be considerable, exceeding the peak of 1988. Table 5.5 depicts the expected and achievable range of payroll employment growth by sector. As the table shows, under current share assumptions Middletown will gain 2,270 non-farm jobs between 1998 and 2008, with half of total employment growth concentrated in service industries, including health care and education. Should the City accelerate its employment share (9.25% overall) of the South Central Region on an industry specific basis, then the combined effect of regional growth rates and City competitive advantages could yield as many as 5,350 new payroll jobs on balance. Under either assumption, jobs gains will likely be strongest in the service industries.

Industry Sector	1998	2008		Range of Gain 1998 - 2008
		Current Share	Increase Share	
<b>Manufacturing</b>	5,330	5,660	6,220	330 - 890
<b>Construction</b>	630	750	820	120 - 190
<b>TCPU</b>	920	990	1,090	70 - 170
<b>Wholesale</b>	740	910	1,000	170 - 260
<b>Retail Trade</b>	3,030	3,320	3,650	290 - 620
<b>FIRE</b>	5,370	5,440	5,980	70 - 610
<b>Services</b>	7,790	8,890	9,780	1,100 - 1,990
<b>Government</b>	4,880	5,000	5,500	120 - 620
<b>Total NonFarm</b>	28,690	30,960	34,040	2,270 - 5,350

Light industry consists of environmentally-sensitive, computer-intensive production of both durable and non-durable goods, including the research and development (R&D) phases of high-technology manufacturing. As such, light industry needs can range from fitted laboratory space required by biotechnology firms to office/industrial flex space adequate for small processing and assembly firms. Distributed primarily by truck and air freight, finished and semi-finished light manufactured products, including drugs or other biomedical products, would be advantageously located in Middletown by access to the interstate network and Bradley International Airport. Resources of Connecticut's *Industry Cluster Competitiveness Strategy* need to be applied more vigorously, including marketing and technical training for workforce development. To support additional education, skills, and training, Pratt & Whitney and other employers should look to establish, encourage, and support apprenticeship programs with Middlesex Community College. The future of Pratt & Whitney Aircraft in Middletown constitutes a special opportunity.

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Ethnicity

In the 1990s, Middletown became somewhat more diverse in racial/ethnic terms, as the white non-Hispanic population declined marginally, and growth occurred in the black non-Hispanic, Asian/other and Hispanic communities. Asian/others (comprised of Asians, Pacific Islanders and American Indians) is the fastest growing minority group, having increased by 41 percent, followed by Hispanics who have grown by 31 percent, while the black non-Hispanic community accounted for the largest numeric increase since 1990. The City contains about half the Asian/other and Hispanic population in the entire county, as opposed to little more than one quarter of all persons, and it is home to the largest share of black non-Hispanics (78%) in the county.

Between 1998 and 2003, the white non-Hispanic community is projected to increase faster than other racial and ethnic groups. As Table 2.4 shows, the racial/ethnic structure of the City's population as a whole is not expected to change through 2003.

Community	Total Population	White	Black	Amer. Indian	Asian	Pacific Islander	Some other Race	Two or More Races	Hispanic
Middletown	43,167	34,540 (80%)	5,291 (12.3%)	99 (0.2%)	1,155 (2.7%)	21 (0.0%)	857 (2.0%)	1,204 (2.8%)	2,287 (5.3%)
5411	2,383	1,758 (73.8%)	415 (17.4%)	8 (0.3%)	46 (1.9%)	1 (0.0%)	79 (3.3%)	76 (3.2%)	233 (9.8%)
5412	4,506	3,802 (84.4%)	413 (9.2%)	8 (0.2%)	118 (2.6%)	3 (0.1%)	60 (1.3%)	102 (2.3%)	170 (3.8%)
5413	5,949	4,518 (75.9%)	834 (14%)	13 (0.2%)	292 (4.9%)	3 (0.1%)	142 (2.4%)	147 (2.5%)	336 (5.6%)
5414	7,664	6,482 (84.6%)	629 (8.2%)	12 (0.2%)	213 (2.8%)	2 (0.0%)	102 (1.3%)	224 (2.9%)	298 (3.9%)
5415	1,716	1,367 (79.7%)	144 (8.4%)	5 (0.3%)	98 (5.7%)	5 (0.3%)	27 (1.6%)	70 (4.1%)	81 (4.7%)
5416	1,304	805 (61.7%)	298 (22.9%)	16 (1.2%)	55 (4.2%)	3 (0.2%)	75 (5.8%)	52 (4.0%)	177 (13.6%)
5417	3,303	2,207 (66.8%)	742 (22.5%)	5 (0.2%)	76 (2.3%)	1 (0.0%)	142 (4.3%)	130 (3.9%)	299 (9.1%)
5418	696	469 (67.4%)	179 (25.7%)	7 (1.0%)	3 (0.4%)	2 (0.3%)	14 (2.0%)	22 (3.2%)	67 (9.6%)
5419	5,899	5,222 (88.5%)	384 (6.5%)	10 (0.2%)	125 (2.1%)	1 (0.0%)	41 (0.7%)	116 (2.0%)	179 (3.0%)
5420	4,411	3,826 (86.7%)	365 (8.3%)	2 (0.0%)	45 (1%)	0 (0.0%)	81 (1.8%)	92 (2.1%)	189 (4.3%)
5421	3,664	2,656 (72.5%)	730 (19.9%)	12 (0.3%)	43 (1.2%)	0 (0.0%)	84 (2.3%)	139 (3.8%)	212 (5.8%)
5422	1,672	1,428 (85.4%)	158 (9.4%)	1 (0.1%)	41 (2.5%)	0 (0.0%)	10 (0.6%)	34 (2%)	46 (2.8%)

Community	Total Population	White	Black	Amer. Indian	Asian	Pacific Islander	Some other Race	Two or More Races	Hispanic
2000	43,167	34,540 (80%)	5,291 (12.3%)	99 (0.2%)	1,155 (2.7%)	21 (0.0%)	857 (2.0%)	1,204 (2.8%)	2,287 (5.3%)
2004	46812	36,339	5,605	NA	1,254	NA	911	NA	2,703
% Change '00-'04	8.4%	5.2%	5.9%	NA	8.6%	NA	6.3%	NA	18.2%

Table 14 – Nativity, Region of Birth, Language Spoken at Home		
Subject	Number	Percent
<b>Nativity and Place of Birth:</b>		
Born in United States	39,030	90.4%
Foreign Born	4,137	9.6%
Naturalized Citizen	2,107	5.2%
Not a Citizen	2,030	5.0%
<b>Birthplace:</b> (arriving between '90-'00)		
Europe	1,889	45.7% (537)
Asia	987	23.9% (482)
Africa	133	3.2% (80)
Oceania	6	0.1% (6)
Latin America	895	21.6% (403)
Northern America	227	5.5% (96)
<b>Language:</b>		
English Only	34,232	84.8%
Language Other than English	6,131	15.2%
Spanish	1,740	4.3%
Other Indo-European Languages	3,517	8.7%
Asian/Pacific Islander Languages	685	1.6%
All Other Languages	189	0.4%

#### Demographic Trends

The growth and changing characteristics of Middletown's population have land use and planning implications for local housing, employment, community facilities such as school, parks, libraries, and activities for the elderly, utility and road infrastructure, sewer and water infrastructure, and the downtown. It is imperative that the Consolidated Plan address the implications created by natural demographic trends. Some of the most critical trends are summarized below:

- Middletown is expected to grow more quickly than its region or county, and faster than Connecticut overall.
- Over the next several years, the population of frail elderly is expected to grow. This will bring new demands for health services, assisted living facilities, and other forms of senior housing.
- Over the same period, Middletown will be home to a growing number of households, with a substantial number of frail elderly in single person households.
- The median household income will continue to rise. Despite this, there is persistent poverty and racial and ethnic disparity in income distribution, with seven percent of the city living below the poverty level and per capita incomes that are lower for all except white non-Hispanics.

#### Land Use

Land use plays a major factor in the City's ability to generate affordable housing and attract well-paying jobs and industry, keys to a health climate for sustainable growth.

The City has a rich variety of land uses Table 13 shows the various land uses and the amount of acres with each use. The historic downtown reflects Middletown's past through its mix of residential, commercial, industrial, and governmental uses. Suburban and rural landscapes lie on the outskirts of town, and commercial centers line many of the gateway streets into Middletown. Large industrial/office areas are recent additions to the built environment, and have good access to highways. These different land uses show the progression of the city's development patterns over the years.

Middletown's current land use mix is characterized by:

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- A compact downtown that offers numerous services within walking distance of many single-family and multi-family homes.
- Variety of residential densities.
- Significant acreage of parkland and dedicated open space
- Proximity to unique natural resources.

Table 15 – Land Uses 2000		
Land Use	Acres	Percent
<b>Undeveloped</b>		
Agricultural	2,125	7.8%
Woodland/Vacant	9,680	35.6%
Parks/Open Space	3,465	12.7%
<b>Total Undeveloped:</b>	<b>15,270</b>	<b>56.2%</b>
<b>Developed</b>		
Residential	6,080	22.4%
High-Density	940	
Medium-Density	2,445	
Low-Density	2,075	
Multi-Family	620	
Commercial	355	1.3%
Industrial	1,060	3.9%
Public/institutional	920	3.4%
Roads/Waterbodies	3,505	12.9%
<b>Total Developed:</b>	<b>11,920</b>	<b>43.8%</b>
<b>Total Acreage</b>	<b>27,190</b>	<b>100%</b>

While the City has a significant portion of undeveloped land, a survey carried out for Middletown's Plan of Development found that residents have strongly voiced their concern to limit Middletown's growth to approximately 50,000 people and prevent residential sprawl. Therefore, Middletown is implementing initiatives that focus on increasing residential density in our downtown, and mixed-use (retail, commercial, and housing) units in the City's business districts. Such initiatives will help combine entertainment venues, and employment opportunities with residential housing to maximize Middletown's economic potential. The primary areas of focus are the City's North End and the Waterfront on the Connecticut River, known as the South Cove Development. Each of these will either help in create affordable housing or create employment opportunities for the city's low- and moderate-income residents within a compact area.

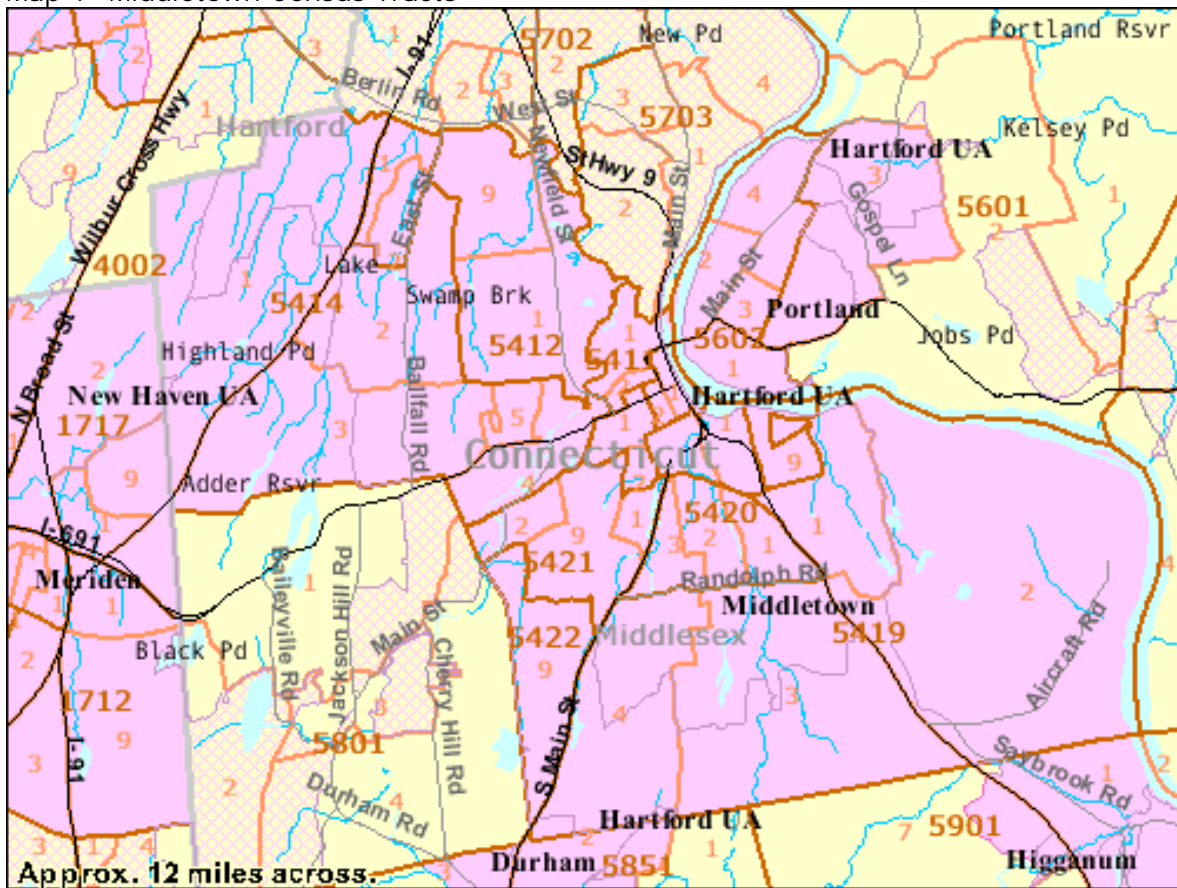
Table 16 – Census Tracts				
Low & Mod Residents	Total Population	Low & Mod Percentage	Census Tract	Census Block
874	1220	71.64%	5411	1
742	1130	65.66%	5411	2
1639	3456	47.42%	5412	1
155	1016	15.26%	5412	9
688	2523	27.27%	5413	1
736	3426	21.48%	5413	2
136	1189	11.44%	5414	1
335	1875	17.87%	5414	2
186	1149	16.19%	5414	3
983	2060	47.72%	5414	4
821	1199	68.47%	5414	5
575	972	59.16%	5415	1
346	761	45.47%	5415	2
652	779	83.70%	5416	1



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331	459	72.11%	5416	2
808	1449	55.76%	5417	1
1049	1543	67.98%	5417	2
47	47	100.00%	5418	9
326	852	38.26%	5419	1
772	1265	61.03%	5419	2
434	1920	22.60%	5419	3
636	1582	40.20%	5419	4
313	1142	27.41%	5420	1
631	1698	37.16%	5420	2
642	1468	43.73%	5420	3
351	804	43.66%	5421	1
460	1011	45.50%	5421	2
855	1667	51.29%	5421	9
259	1630	15.89%	5422	9

Map 1- Middletown Census Tracts



#### **IV. Housing and Homeless Needs Assessment**

Two of the largest challenges facing the City are to provide, safe, affordable, and appropriate rental and sale housing for its residents, and to formulate permanent solutions in addressing the housing and supportive services needs to the City's homeless population. There are a number of complex factors that have contributed to a shortage of affordable housing. Both the causes – and potential solutions – are addressed in detail in this section.

Homelessness cuts across individuals and families, all races and ages, and knows no geographic boundaries. Understanding the causes and conditions leading to homelessness are of critical importance in devising fair and effective policies and programs at the local government level.

This section of the Consolidated Plan addresses the causes, effects, and potential solutions to the problem of homelessness through the comprehensive Continuum of Care approach.

The housing and homeless needs of city residents over the next five years are assessed through:

- Evaluation of the size, condition, and availability of the housing stock
- Actions taken to increase affordable housing
- The variable effect of housing needs upon racial and ethnic minorities, and the condition
- Availability of public and private affordable housing.

##### **A. Estimated Housing Needs for the Five-Year Plan Period**

The City of Middletown is facing a challenge of providing affordable housing opportunities. For example:

- 31.1 percent of all renters (2,801 households) are paying more than 30% of their incomes for rent and 69.6 percent of the 2,473 households earning less than \$20,000 per year are paying 30% or more of their incomes for rent. (U.S. Census 2000)
- In 2000, 328 households are severely overcrowded and overcrowding. (US Census 2000)
- Housing production between 1990 and 1999 was 2,384, this is a decrease of 42% compared to the period between 1980 and 1989. (U.S. Census 1990 and 2000)
- Nearly 312 rental units have severe physical problems. (US Census 2000)
- The housing wage, that is, the amount necessary to keep current 2 bedrooms rents within 30% on income has risen to \$16.35 per hour, but the minimum wage is \$6.75 per hour.
- The median home price in 2003 was \$179,450, an amount that requires an income of at least \$ 36,000 and which means 35% of Middletown households can afford. (U.S. Census 2000) The median home price in 1999 was 108,000, which means that the median home price has increased by 39.8% in the last four years.
- The City of Middletown has 51.3% of households owning their own home.
- The City of Middletown's population growth and health economy are driving up demand for rental units.

Despite these challenges, the City has responded positively to the need for affordable housing through a variety of strategies, in which Consolidated Plan resources will continue to play a major role over the next five years:

There are is a recognized need to address poorly maintained units that pose health and safety hazards to their occupants whose owners refuse or neglect to repair them. The City is working to combined the efforts of several departments, including the City Attorney, Building Department, Health Department, Fire Department and the Department Planning, Conservation and Development to address residential slum, blight, and health and safety issues.

#### Housing Strategies for Program Years 2005-2010

Faced with housing problems and inadequate resources, the City will focus its housing programs on both the priorities and strategies developed by the Citizens' Advisory Committee, including:

- Increasing the supply of new and rehabilitated housing with long-term affordable restrictions.
- Eliminating slum housing and bringing the existing housing stock into compliance with all health, fire, building, and planning codes.
- Increasing home ownership opportunities for low and moderate-income households.
- Providing housing assistance and services to persons living with HIV/AIDS.
- Combating housing discrimination and predatory lending.
- Reducing barriers to housing production with incentives for affordable housing production, permit expediting and guidelines for adaptive reuse of the City's old commercial buildings.
- Ensuring that the payment standard for Section 8 rents is set at a rate that permits voucher holders to secure housing.

The major components of the city's Consolidated Plan housing strategy include:

#### Housing Development- Acquisition/Rehabilitation and New Construction

The City of Middletown will continue to concentrate on preservation and improvement of the existing housing stock, both private and public, through:

- Provision of low interest rate loans to qualified borrowers to rehabilitate their buildings;
- Acquire property to allow nonprofit developers or other entities to purchase sites for rehabilitation from troubled owners;
- Use of a variety of federal and state programs for new construction, including municipal resources, low-income housing tax credits, public funds from other housing agencies, and private leveraging.

#### Citywide Rehabilitation – Single Family/Multifamily

The City of Middletown will continue to concentrate on preservation and improvement of the existing single and multi-family housing stock, both private and public, through:

- Provision of home improvement loans and grants to home owners citywide to carry out needed renovations through financing not readily available through conventional lending sources;
- Continuing to offer a variety of home improvement loans and types of improvements eligible;
- Targeting of rehabilitation activities in low and moderate income census tracts;
- Integration of housing rehabilitation with the city's code enforcement efforts.

#### Code Enforcement

The City of Middletown will continue to concentrate on prevention of the development of dangerous, substandard, and unsanitary and deficient conditions in apartment buildings.

#### Homeownership Assistance

The City of Middletown will also continue to concentrate on significantly expanding home ownership by low- and moderate-income families through operation of the Down Payment assistance and Closing Cost grant program as well as any first-time homebuyer programs offered through non-profits, state and federal agencies.

#### B. Categories of Persons Affected

The type of housing required by extremely low-income, low-income, moderate-income, and middle-income families differ; housing costs and availability often define whether residents are renters or owners; elderly persons and persons with disabilities often need supportive services or special modifications to existing housing, and in many cases require congregate housing. With a

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some census tracts composed largely of renters, there remain major imbalances in meeting the needs of both, particularly single persons and large families.

C. Homeless Needs

Since Middletown acts as the County seat, Middletown has a number of facilities to shelter to homeless. The needs that still need to be addressed are modernization of facilities and increased access to mental health and substance abuse programs for those who are homeless or at risk of being homeless.

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Homeless Individuals	101	129	32	262
Homeless Families with Children	9	15	1	25
Persons in Homeless Families with Children	38	52	4	94
Total	148	196	37	381

D. Other Special Needs

Discussion of other special needs will be discussed in greater detail in Section V housing market analysis.

E. Lead Based Paint Hazards

Middletown housing stock will be dealing with the issue of lead-based paint for decades to come. A majority of all housing was constructed before 1970 and nearly a quarter of all housing was constructed before 1950. Since the production of lead-based paint was halted in 1978, a significant percent of buildings in Middletown still contain this hazard.

Addressing the hazards posed by the presence of lead-based paint will require substantial resources for both abatement and temporary housing. Middletown however has not been successful in acquiring a grant from the federal government to deal with this large and costly issue. Until Middletown can acquire some grant funding, our primary ability to deal with this issue is in monitoring and education of the population. It is unlikely that any homes will be abated without a federal grant.

Year	Number of Reported Cases	Percent Change
2004	22	4.3%
2003	23	9.5%
2002	21	16.6%
2001	18	-48.5%
2000	35	
Total	119	

Year	2000	2001	2002	2003	2004
10-14µg/dL	7	3	3		4
15-19µg/dL	3		2	1	1
20-24µg/dL	3	3	2		2
25-29µg/dL				1	
30-34µg/dL	1				
> =45µg/dL	1			1	
Total	15	6	7	3	7

**V. Housing Market Analysis**

**A. Description of Housing Market**

Purchase price homes fell in the early 1990s, and then rose steadily as the decade progressed. Rents have seen an increase over the decade.

**Definition of Affordable Housing**

For purposes of the Consolidated Plan, “affordable housing” refers to housing that costs no more than 30% of a household’s yearly gross income. For example, a family of four earning \$ 30,000 per year might find HUD’s 2004 rent payment standard for a two-bedroom unit in Middletown of \$827 a month relatively affordable because it would only require 33% of household income. However, a minimum wage worker (\$7.10 per hour) earning \$1,136 per month would not be able to afford that rent at all.

According to HUD, in 2004 affordable rents for the Hartford MSA were \$519 for a studio apartment, \$647 for a one-bedroom apartment, \$827 for a two-bedroom apartment, \$1,037 for a three-bedroom apartment, and \$1,259 for a four-bedroom apartment.

Population and Housing units	1990	2000	Increase	% Change
Population	42,762	45,563	2,801	6.6%
Housing Units	18,102	19,697	1,595	8.8%
Vacancy	1,281	1,143	(138)	- 10.8%
Vacancy Rate	7.07%	5.8%		- 1.27%
Occupied Units	16,821	18,554	1,733	10.3%
Household Size	2.31	2.23	(0.08)	- 3.4%
Overcrowding	250	328	78	31.2%
Severe Overcrowding	4	6	2	50%

**Housing Prices**

A good way to assess the affordability of a community is to compare the incomes of working families to average or median price for purchase or rental of a housing unit.

In 1999, median household income in the city was \$47,162. In that year, nearly

Unit Size	Area	Rent	Annual Income to Afford at 30%
1 bedroom	Citywide Average	\$634	\$25,344 (\$2,112)
1 bedroom	5411	\$603	\$25,056 (\$2,008)
1 bedroom	5412	\$475	\$18,984 (\$1,582)
1 bedroom	5413	\$826	\$33,012 (\$2,751)
1 bedroom	5414	\$627	\$25,056 (\$2,088)
1 bedroom	5415	\$850	\$33,972 (\$2,831)
1 bedroom	5416	\$540	\$21,588 (\$1,799)
1 bedroom	5417	\$579	\$23,148 (\$1,929)
1 bedroom	5418	NA	NA
1 bedroom	5419	\$542	\$21,660 (\$1,805)
1 bedroom	5420	\$850	\$33,972 (\$2,831)
1 bedroom	5421	\$586	\$23,424 (\$1,952)
1 bedroom	5422	NA	NA

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Citywide	\$47,162
White	\$50,621
White, Not Hispanic	\$50,784
African-American	\$34,914
American Indian and Alaska Native	\$7,292
Asian	\$45,750
Native Hawaiian and Other Pacific Islander	\$0
Some Other Race	\$38,047
Two or More Races	\$34,554
Hispanic (Latino)	\$37,096

Geographic Concentrations of Racial/Ethnic Minorities

In Middletown over 80% of the minority and ethnic concentration is located in the downtown of the City, more specifically in the North End. This is also a location of high poverty and unemployment. Furthermore, Middletown also directs a large share of its Community Development Block Grant to assist the residents of this area to address issues of safety, housing, quality of life, job training, and job creation.

B. Public and Assisted Housing

Table 23 details all the public and assisted housing in the City of Middletown.

Name	Type	Location	# Units
<b>Elderly</b>			
Heritage Commons	Elderly	38 Boston Road	28
Luther Manor	Elderly	624 Congdon Street	45
Marino Manor	Elderly	1361 Randolph Road	40
Newfield Towers	Elderly	220 Newfield Street	100
Old Middletown High	Elderly/Disabled	251 Court Street	69
Pond View Apts.	Elderly/Disabled	335 Butternut Street	52
Sbona Towers	Elderly	40 Broad Street	126
Shiloh Manor	Elderly	330 Butternut Street	41
South Green	Elderly	65 Church Street	125
St. Luke's	Elderly	144 Broad Street	25
Stoneycrest Towers	Elderly	352 Newfield Street	100
		<b>Total Elderly</b>	<b>751</b>
<b>Family/Other</b>			
Alder House	Artist Co-op	Main Street	14
Bayberry Crest	Family	192 Plaza Drive	152
Berlin & Silver Street			3
Forge Square		South Main Street	81
Green Court	Family	11-20 Green Street	4
Habitat House 1	Family	141 Hotchkiss Street	1
Habitat House 2	Family	141 Berlin Street	1
Habitat House 3	Family	460 Washington Street	1
Habitat House 4	Family	5 Afton Terrace	1
Liberty Commons	SH	8 Liberty Street	40
Maplewood Terrace	Public Housing	23 Maplewood Terrace	50
Meadoway Gardens	Family	100 Rose Circle	100
Middletown Housing	Non-Profit Trust	Military Road	16
Moderate Rental		Daddario, Santangelo, Keift Road	198
New Meadows	Family	1 Plaza Drive	191
Rockwood Acres	Family		97
Rose Gardens	Family	184 Rose Circle	120
Rushwood Center	Family	1250 Silver Street	18
Santangelo Circle	Family		25
Sunset Ridge			76
Summer Hill Apts.	Family	716 Bartholomew Road	104
Traverse Square	Public Housing	Williams Street	60

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Wadsworth Grove	Family	1 McKenna Drive	45
Westfield			83
Willowcrest Apts.	Family/Rehab	Stoney Crest Drive	151
Woodbury Apts.	Family	818 Bartholomew Road	188
Woodrow Wilson	Family	339 Huntington Hill Avenue	48
YMCA	Single Resident	99 Union Street	64
		<b>Total Family</b>	<b>1932</b>
<b>Section 8 Vouchers</b>			
Section 8 Vouchers		Scattered	801
		<b>Total Section 8 Vouchers</b>	<b>801</b>
		<b>Total Elderly, Family, Section 8</b>	<b>3484</b>
<b>Transitional Living/Shelter</b>			
38-40 Ferry Street	Family, SP	38-40 Ferry Street	4
Community Health Center 1	Shelter (Beds)		10
Community Health Center 2	Transitional (Beds)		14
Connection Women's and Children Shelter	Transitional (Beds)		15
Eddy Shelter	Shelter (Beds)	1 Labella Circle	30
Gilead Community Services	Beds		14
Green Court/Nehemiah	Family, SP (Beds)	11-20 Green Street	14
Rainbow Court	Limited Equity Co-op		4
Red Cross Shelter 1	Transitional	Scattered	6
Red Cross Shelter 2	Shelter	118 Daddario Road	42
Rushford Center	Half-Way House (Beds)	1250 Silver Street	20
The Sheperd Home	Transitional	112 Bow Lane	70
		<b>Total Transitional/Shelter</b>	<b>243</b>
		<b>Total All</b>	<b>3727</b>

C. Homeless Facilities

There are twelve homeless facilities in Middletown. Table 24 details their location and number of units.

Table 24 - Inventory of Shelters and Transitional Housing in Middletown			
Name	Type	Location	# Units
<b>Transitional Living/Shelter</b>			
38-40 Ferry Street	Family, SP	38-40 Ferry Street	4
Community Health Center 1	Shelter (Beds)		10
Community Health Center 2	Transitional (Beds)		14
Connection Women's and Children Shelter	Transitional (Beds)		15
Eddy Shelter	Shelter (Beds)	1 Labella Circle	30
Gilead Community Services	Beds		14
Green Court/Nehemiah	Family, SP (Beds)	11-20 Green Street	14
Rainbow Court	Limited Equity Co-op		4
Red Cross Shelter 1	Transitional	Scattered	6
Red Cross Shelter 2	Shelter	118 Daddario Road	42
Rushford Center	Half-Way House (Beds)	1250 Silver Street	20
The Sheperd Home	Transitional	112 Bow Lane	70
		<b>Total Transitional/Shelter</b>	<b>243</b>

D. Special Need Facilities and Services

There are a number of service providers in Middletown that oversee and manage special needs facilities. The most prominent is the Middletown Senior Center. The Senior Center has become overcrowded and will not keep up with the increase in demand as the baby-boomers move into retirement. They are current seeking sites to construct a new Senior Center. Other service providers include the Rushford Center, The Connection Inc., and Kuhn Employment Opportunities, to name a few.

E. Barriers to Affordable Housing

Several of the most critical issues blocking the creation of affordable housing include:

- Current available financial resources are insufficient to address affordable housing and community development needs.
- Housing units with supportive services are lacking especially for the homeless, frail elderly, mobility impaired, and other special needs populations.
- Many city residents face insufficient income and high cost of living.

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- The City housing stock has an average age of nearly 40 years, and there are many units in poor condition that they are a hazard to their occupants.
- Housing Discrimination
- The federally established rents for Section 8, do not meet the need and holders of Section 8 voucher cannot find landlords who will rent to them.

This section examines those factors that may serve as barriers to construction of new affordable housing.

Cost Burden

The City of Middletown's low-income working families are facing difficulties in housing affordability due to the growing gap between wages and housing costs. To afford a two-bedroom apartment renting at \$850 per month, a worker would have to earn \$16.34 per hour. A worker earning the Connecticut minimum wage of \$7.10 would have to work over 92 hours a week to keep within 30% of income.

The federal government considers a housing unit affordable for lower-income families if the household pays no more than 30% of income for rent. Households paying between 31% and 50% of their incomes for rent are considered burdened and those paying more than 50% of their incomes for rent are considered severely cost burdened.

Data from the 2000 Census shows that 31.1% of all renter households in the City are paying more than 30% of their incomes for rent. There are 1,639 renter households (18% of all renters) paying between 31% and 50% of their incomes for rent and 1,162 renter households (18% of all renters) paying 51% or more of their incomes for rent.

The 2000 Census also breaks down cost burden by income group. In 1999, 69.5% all renters earning less than \$20,000(34% of 1999 median income of \$59,600 per year) paid more than 30% of their incomes for rent.

Data in Table below show that 69% of renter households earning less than \$10,000 a year and 70.1% of renter households with incomes between \$10,000 and \$19,999 per year , paid 30% or more of their incomes for rent. The total number of cost burdened household in these two incomes groups was 1,721 and there were another 1,080 households earning between \$20,000 and \$34,999 per year overpaying as well.

Income Level	# Paying >30%	% of Income Group >30%	% of All Renter Households >35%
Less than \$10,000	682	69%	
\$10,000 to \$19,999	1,039	70.1%	
\$20,000 to \$34,999	866	44.3%	
\$35,000 or more	214	4.6%	
Total Overpaying	2,801		31.1%
All Renter Households	9,004		

Substandard Housing Conditions

Substandard housing is defined as structurally unsound, violates the City's building codes, is overcrowded, has incomplete plumbing, or does not meet the Section 8 Existing Housing Quality



Standards. Substandard housing which is suitable for rehabilitation is defined as housing which, in its current condition, has deficiencies ranging from minor violations of the City building codes to major health and/or safety violations, which, nevertheless, can be economically remedied. Older rental housing in low-income neighborhoods is more likely to be in poor condition than newer housing and housing in higher income areas, but substandard housing can be found in any neighborhood where the property owner does not adequately invest in property maintenance.

Age of Housing Stock

The average age of all owner-occupied housing in the City is 39 years. The average age of all renter-occupied housing in the City is 34 years. Older housing stock can be found in the downtown and North End of Middletown with the average age being over 50 years, and many structures being older than 100 years. A majority of all housing was constructed before 1970 and nearly a quarter of all housing was constructed before 1950.

Census Tract	City	5411	5412	5413	5414	5415	5416	5417	5418	5419	5420	5421	5422
Median Year	1970	1941	1971	1985	1972	1940	1940	1953	1965	1972	1943	1956	1978
% before 1939	20.1	48.4	7.5	1.9	4.2	55.8	50.4	35	0	3.9	44.5	15.7	14

Code Enforcement

To ensure that the City's rental housing units comply with health and safety codes, the City's Department of Health, Building Department, Fire Department, and the Department of Planning, Conservation and Development inspect and issue violation notices to those landlords who are not properly maintaining their rental properties. Most complaints are inspected within one business day, and most violations are corrected within 30 days, often sooner.

The City's departments responsible for inspection have coordinated efforts to inspect and resolve problems with housing in the North End.

F. Fair Housing

In 2001, more than 89 housing discrimination complaints alleging violations of federal, state, and local Fair Housing Laws were filed with the City's Department Human Relations. The majority of the complaints relate to Landlord and Tenant rights (40%). Health, Safety, Maintenance and Noise Problems was the cause of the second highest number of complaints (32%). Followed up with a tie between Security Deposits complaints (10%) and Rent Increases/Fair Rents complaints (10%), with all other types comprising the small number of complaints (8%).

Complaints from renters included allusions to the following problems:

- Notice to Quit and Eviction Process. Individual rights and overview of process,
- Rent increases and fixed income issues,
- Security Deposit issues related to return of funds and interest,
- Transitional living to affordable housing in a decent area,
- Available funds for Security Deposit and Fuel Assistance,
- Complaints regarding maintenance; leaking ceilings, non-functional appliances, etc.,
- No Lease Agreement living arrangement issues
- Reasonable accommodation for person with disabilities.

As for the homeownership market, a perceived impediment often voiced is that minorities are only shown housing in certain parts of the community. Also, there are those locational limitations that are a matter of affordability and socioeconomic exclusion in some portions of the City. Others

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from within the minority community claim that parts of Middletown have a “bad reputation.” Minorities who can afford housing or rental opportunities don’t choose to live in those sections. Some of the problems associated with first time homeowners being denied opportunities include the following:

- Source of income discrimination
- Lack of housing subsidies precluding movement into nicer neighborhoods
- Past credit problems which may have nothing to do with current ability to pay
- The cost of new housing which is unfair to the “masses” and, concurrently, the obsolescence of the old “25% rule” which now necessitates 50 - 60% of gross income being put to housing costs
- A new generation of home buyers with no sweat equity skills who have grown up in apartments
- Economic downturn and the loss of income through downsizing and the elimination of overtime checks which were relied upon for living expenses
- The inability of first time buyers to save for down payment and closing costs
- The banking community’s response in the late 1980’s to scrutinizing buyers’ credit histories.

Analysis of Impediments

A majority of all calls received relate to Landlord and Tenant Rights. Callers receive consultation on their rights and/or are referred to the appropriate agency (e.g., the Red Cross or other social services agencies) for assistance. Alternatively, they may be referred to the Statewide Legal Services of Connecticut, if legal aid is required. Local complaints are generally resolved by directly contacting the landlord or other agencies.

## **VI. Strategic Plan**

### **A. Priorities and Objectives**

This section of the Consolidated Plan describes the City's overall housing, homeless, community, and economic development strategies over the next five years. The strategic plan demonstrates the interrelationship between housing and community development needs, integrating the use of HUD funds. The strategic plan also identifies activities or programs that expand economic opportunities through entrepreneurial and employment efforts that focus on creation of jobs.

Specifically the Plan identifies:

- Priorities for allocating Consolidated Plan funds geographically and among priority needs within the city as described in the priority needs table.
- The basis for assigning funding priorities given to each category of priority need (HUD Table 2);
- Identification of obstacles to meeting underserved needs;
- Summarize priorities and specific objectives and explain how funds expected to be available will be used to address identified needs;
- Identify proposed accomplishments the city hopes to achieve in quantitative terms over the next five years.

Over the past year the City of Middletown has conducted extensive research, solicited public input through surveys and public hearings, conferred with various local and state agencies to determine the ranking of priorities and the development of strategies.

The Citizens' Advisory Committee has identified priorities for the targeting and expenditure of Consolidated Plan resources, and developed strategies to achieve them:

#### **Priority One: Address persistent and chronic problems with the City's North End**

- Build upon and expand successful programs to address crime, trash, and nuisance properties.
- Promote innovate programs to deter criminal activity.
- Create effective and innovative neighborhood programs to address the North End needs.
- Invest in projects that will provide a measurable improvement in the quality of life in the neighborhood.
- Increase median incomes in the area.
- Remove the stigma for those living in the area and instill a sense of community pride.

#### **Priority Two: Increase access to affordable and decent Housing**

- Expand home ownership programs in low- to moderate-incomes areas.
- Alleviate substandard housing conditions.
- Reduce barriers to affordable rental housing and home ownership.
- Provide opportunities and access to all housing needs in the city, such as affordability needs, sensory needs, accessibility needs, etc.

#### **Priority Three: Promote and Improve Middletown's Economic Opportunities and Labor Force**

- Foster small business formation and retention and create new jobs and industries.
- Provide access to quality job training resources and employment placements programs.
- Provide the opportunity for advancement through adult education.

#### **Priority Four: Protect and Assist the City's Current Special Needs Population**

- Provide a variety of housing types and supportive services for the city's special needs residents.

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- Provide needed social, economic, educational and health services.
- Ensure that all have access to facilities and resources made available to City residents.

**Priority Five: Improve Quality of Life for all of Middletown’s residents**

- Foster programs that can improve educational enrichment.
- Support activities that can improve residents’ access to resources that can improve their lives.

The Citizens’ Advisory Committee has developed the following strategies to address the priorities. The strategies are separated by HUD categories of affordable housing, homelessness, other special needs, non-housing community development, barriers to affordable housing, lead-based paint hazards, and anti-poverty strategy. Also included in the following tables are performance measures for each activity or group of activities. Performance measures will only be applied to an activity that actually receives and expends Community Development Block Grant funds. HUD hopes that performance measures will determine the impact the CDBG program has on a community as a whole, instead of focusing on what was actually produced by any activity.

**B. Affordable Housing**

**1. Affordable Rental Housing-**Increase the availability of decent, safe and affordable housing.

Strategy	Resources	Benchmarks
Support the redevelopment of downtown areas and the construction of and/or conversion of alternative space into affordable rental housing.	CDBG Private Development Tax Incentives Housing Development Zone Grants CHFA Low Income Housing Tax Credits DECD Meriden-Middletown HOME Consortium Foundation Grants	1 space per year
Support the expansion of Rehabilitation Loan program to include conversion of upper story floors of Main Street buildings for residential affordable use and market rate housing.	Residential Rehab Loans CDBG CDBG- Revolving funds Private Development CT Trust for Historic Preservation Foundation Grants	5 loans per year
Performance Measure 1- See an increase in the number of affordable units or maintenance of affordable units, in Middletown as a whole.		

**2. Fair Housing-** Ensure equal opportunity in housing for all Americans.

Strategy	Resources	Benchmarks
Continue to actively support the involvement of housing activists with the Human Relations staff to unilaterally and expeditiously deal with inquires, complaints, and reduce the barriers to affordable housing.	Human Relations Staff	Ongoing
Performance Measure- NA		

**3. Homeownership-** Assist families in progressing towards economic self sufficiency, self respect and homeownership.

Strategy	Resources	Benchmarks
Continue to support the Down Payment Assistance Loan and Closing Cost Grant program to educate low-income residents to become homeowners and offer low interest loans and grants through the Community Development Block Grant funds.	CDBG CDBG- Revolving Fund Local Banks CHFA Foundation Grants	3 loans per year
Continue to support groups that provide opportunities for low-income Middletown residents to become homeowners	CDBG Tax incentives CHFA Habitat for Humanity Volunteers In-Kind City contributions (waive fees) Donated land Foundation Grants	Support North End Project
Partner with Banks to offer favorable loans to first-time low-and moderate income home buyers that are secured with loan guarantees or subsidies to reduce the interest.	CDBG CDBG- Revolving Fund Local Banks CHFA Foundation Grants	
Performance Measure 2- Survey participants prior and post program participation.		

**4. Housing Rehabilitation of Owner-Occupied and Rental Properties-** Improve the quality of existing housing.

Strategy	Resources	Benchmarks
Continue to use the Residential Rehabilitation Loan program to benefit low-income residents by rehabilitating the buildings in which they reside.	CDBG CDBG- Revolving Loan Foundation Grants	5 loans per year
Performance Measure-NA		

**5. Supportive Housing-** Promote housing for those with special needs so they can live with the resources they require with dignity and respect as well as be fully integrated with the Middletown community.

Strategy	Resources	Benchmarks
Continue to support the rehabilitation of properties acquired or currently owned by groups providing supportive housing.	Supportive Housing Coalition Nehemiah Housing The Connection Inc. United Way of Middlesex County Shepherd Home Liberty Commons Mercy Housing Corps Middletown Region Community Reinvestment Committee HUD Continuum of Care Homeless Assistance Grant Department of Mental Health and Addiction Services Department of Social Services Section 8 Middletown Housing Authority Section 8 Foundation Grants	
Performance Measure- NA		

**C. Homelessness**

Since 2001, the Administration established a goal to end chronic homelessness by 2012 by encouraging collaborations at the local level, and awarded grants to support innovative strategies in 16 communities. Already 41 States have created interagency councils to combat homelessness and 80 cities and counties have agreed to develop 10-year plans; and Developed a comprehensive proposal to simplify the home buying process, make it easier to shop for the best-priced mortgage, and reduce closing costs. About 33 thousand homeless people live in Connecticut. Only about half show up in the shelter system. The other half live in

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abandoned buildings, cars, with family or friends going from place to place. In Middletown 406 people have been identified as homeless, 33% of which are children. The Supportive Housing Coalition and the Continuum of Care are composed of many local agencies that spearhead the main effort to eliminate chronic homelessness in Middletown and Middlesex County. The City of Middletown looks to supporting this effort and allocating Community Development Block Grant funds where they can assist in this effort.

1. **Continuum of Care-** Maintain a strong, multi-agency collaborative Continuum of Care system that shelters the homeless and provides support services directed at helping them achieve long-term stability and independence.

Strategy	Resources	Benchmarks
Engage chronic homeless clients, developing trust and establishing relationships from which client can make healthier lifestyle choices	Community Health Center Homeless Outreach Team River Valley Services United Way	Ongoing
Conduct a community education effort with emphasis on available outreach services and on linking the need for permanent housing to end chronic homelessness.	Community Health Center Homeless Outreach Team River Valley Services United Way	Ongoing
Develop permanent supportive housing for chronic homeless population	Nehemiah Housing Connection St. Vincent DePaul	
Develop tracking system for the community to accurately identify the chronic homeless population & their needs and communicate data and strategies to public	United Way- HMIS Committee United Way - Homeless Count Committee	Ongoing
Ensure that mainstream services reach the homeless population	United Way- Mainstream Committee	
Performance Measure 3- Reduction in the number of homeless in Middletown		

D. Other Special Needs

1. **Elderly and Frail Elderly-** Foster independent living for Middletown's elderly population

Strategy	Resources	Benchmarks
Support elderly housing especially for those with special needs such as economic needs, sensory impairment needs, accessibility needs, etc.	Federal Housing funds State Housing funds CDBG funding Middletown Housing Authority funding Private Developer resources Foundation Grants	16 units
Performance Measure- NA		

2. **People With Disabilities-** Foster independent living for those with disabilities by providing affordable housing options and supportive services to live in the community.

Strategy	Resources	Benchmarks
Provide gap financing for property owners or landlords rehabilitating their buildings to come up to ADA code.	Local service agencies CDBG funding Foundation Grants	
Performance Measure 4- Increase in the number of disabled living in ADA homes or apartments.		

3. **People with HIV/AIDS and their Families-** Provide a continuum of supportive services for people with HIV/AIDS and their families within Middletown.

Strategy	Resources	Benchmarks
Support access to Housing for those with HIV/AIDS	Foundation Grants	
Performance Measure- Survey participants prior and post program participation.		

**4. People with Alcohol and other Drug Addictions-** Coordinate support programs aimed at substance abusers in order to reduce the use of illegal drugs and abuse of alcohol.

Strategy	Resources	Benchmarks
Continue to support anti-drug, addiction and transitional programs	Rushford Center Alcoholics Anonymous DARE Nehemiah Housing The Connection Inc. Foundation Grants	Support 2 programs over the next five years.
Performance Measure 2- Survey participants prior and post program participation.		

**E. Non-Housing Community Development Plan**

**1. Coordinate Economic Development Strategies and Programs-** Ensure that all Middletown organizations involved in economic development are pursuing consistent goals in a coordinated fashion, drawing on the expertise that each can bring to bear, and leveraging the resources that each can access.

Strategy	Resources	Benchmarks
Rehabilitate historic industrial sites in Middletown such as the North End, to be then used as a business incubator creating new jobs.	EPA Brownfields remediation Pilot funds Section 108 loan guarantees EDI and BEDI grants CT DECD Municipal funds Middlesex Chamber of Commerce Foundation Grants	Remington Rand Facility
Take advantage of the success of downtown Middletown as a entertainment and restaurant center to increase employment by attracting retail and business establishments	Municipal funds Chamber of Commerce Downtown Business District Business Improvement District designation Historical Society CT DECD Middlesex Chamber of Commerce	5 businesses
Reclaim former industrial sites on the riverfront as a mixed-use commercial/recreational area on the 85-acre site to reinvigorate residential neighborhoods and connect to all new development downtown.	CDBG Private Investment Section 108 loans EDI and BEDI grants EPA funds CT DECD Municipal funds Middlesex Chamber of Commerce	Approve Development Plan and begin implementation
Continue efforts to attract businesses through the Enterprise Zone and Target Investment Community Incentives, and the local Tax and Business Incentive Ordinance.	CT DECD City Tax abatement and administrative support Middlesex Revitalization Comm. Loans CT Small Business Dev. Center Small Business Administration Industry for Middletown Marketing materials Middlesex Chamber of Commerce Dept of Planning, Cons. & Dev.	
Continue to support and fund the REINVEST loan program	City Economic Development Funds Dept of Planning, Cons. & Dev. CDBG- Revolving Loan funds	
Continue funding JOBS loan program and marketing to industrial sector	CDBG- Revolving Funds Economic Development Committee Dept of Planning, Cons. & Dev.	1 loans of \$50,000 or 5 loans of \$10,000
Performance Measure- NA		

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2. **Implement/Complete In-progress and proposed downtown and specific neighborhood development projects-** Ensure that the City is a contributing partner in enabling these critical projects to become viable proposals and be implemented as planned.

Strategy	Resources	Benchmarks
Implement the North End Redevelopment Plan as a means to improve the quality of life in the neighborhood.	CDBG Section 108 Loan Low Income Housing Tax Credits HOME funds Private Investment State Funding CHFA DECD NEAT Liberty Bank Foundation Grants	
Implement the Miller & Bridge Redevelopment Plan as a means of ensuring environmental justice for existing low-income residents	CDBG Section 108 Loan CT Dept of Transportation	
Provide support and technical assistance to neighborhood groups existing in low-income neighborhoods	Dept. of Planning, Cons. & Dev. Liberty Bank Foundation Foundation Grants	
Performance Measure- NA		

3. **Workforce Development-** Elevate the education and skill levels of Middletown's labor force to make Middletown residents competitive candidates for new jobs being created in the region.

Strategy	Resources	Benchmarks
Support education and job training programs that increase residents' skills and new employment opportunities.	CDBG City Budget Private Foundations State Welfare Middletown Adult Education Russell Library Middlesex Community College United Labor Agency Chamber of Commerce staff & membership Foundation Grants	40 persons per year
Performance Measure 2- Survey participants prior and post program participation.		

4. **Public Safety-** Maintain safe environments for living, working, doing business, and playing in all neighborhoods of Middletown

Strategy	Resources	Benchmarks
Create Neighborhood and Police partnerships to address crime	Municipal funds Police Department CDBG Foundation Grants	
Performance Measure- Decrease in actual criminal activity in targeted neighborhoods.		

5. **Public Facilities and Infrastructure-** Maintain, improve, and expand the basic public facilities essential to Middletown residents.

Strategy	Resources	Benchmarks
Support improvements to infrastructure within CDBG eligible areas.	Municipal funds CDBG Foundation Grants	1 facility per year
Continue to support improvements to public facilities such as modernization and ADA accessibility compliance, etc.	Municipal funds CDBG Foundation Grants	1 facility per year
Performance Measure 5- Increase in the number of public facilities that have ADA accessibility compliance.		



**6. Transportation-** Ensure that all City services and the region's job opportunities are accessible to Middletown residents, and that all of Middletown's commercial, entertainment, and arts/cultural attractions are accessible.

Strategy	Resources	Benchmarks
Continue to improve access to transportation to seniors, disabled adults and low-income residents to get to shopping areas, medical facilities, educational and employment opportunities.	American Red Cross Volunteer organizations Middletown Area Transit Easy Ride RideShare CT Dept. of Transportation	
Performance Measure- NA		

**7. Youth Development-** Ensure that Middletown youth have ample opportunities to develop into responsible, self-sufficient adults.

Strategy	Resources	Benchmarks
Continue to provide supervised educational programs and activities after school	Community Health Center/ Home Room program Middletown Board of Education Oddfellows Playhouse Green Street Arts Center North End Action Team YMCA Dept. of Parks & Recreation Middlesex United Way CDBG Liberty Bank Foundation Foundation Grants	Support 2-3 programs over the next five years.
Performance Measure 2- Survey participants prior and post program participation.		

**8. Public Health-** Improve the health status of Middletown residents by addressing environmental health issues, chronic diseases, teen pregnancy prevention, maternal and child health, and communicable disease control (including HIV/AIDS).

Strategy	Resources	Benchmarks
Support programs that increase access to healthcare to those of low- and moderate-income.	Health Department Community Health Center Middletown Schools Foundation Grants	
Performance Measure 2- Survey participants prior and post program participation.		

**9. Human Services-** Ensure that basic human services are available to those in need to enhance the quality of their life and remove barriers to independence and self-sufficiency.

Strategy	Resources	Benchmarks
Continue to support programs that provide for the transition from providing immediate needs to self-sufficiency.	CDBG St. Vincent DePaul- Amazing Grace Mercy Housing Shepherd Home Foundation Grants	Support 2-3 programs over the next 5 years.
Performance Measure 2- Survey participants prior and post program participation.		

**10. Elderly Services-** Provide support and enrichment services to Middletown's seniors to enable them to continue to live productive, independent lives.

Strategy	Resources	Benchmarks
Continue to study the effect that an aging population will have on Middletown and implement programs to not only assist those elderly who are in need to take advantage of the body of knowledge, expertise, and volunteerism that this segment of the community can apply to address a range of community needs.	CDBG St. Lukes Foundation Grants	Develop a demographic study and plan
Performance Measure 2- Survey participants prior and post program participation.		

**F. Lead-Based Paint Hazards**

Federal law now requires testing for lead-based paint and abatement or control of all lead hazards in units that are rehabilitated with federal funds. The housing rehabilitation programs of

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the City of Middletown conduct inspections for lead-based paint in every housing unit that is rehabilitated with City funds and abate all lead-based paint hazards found in rental housing abatement. Homeowners may choose either hazard control or complete abatement.

Strategy	Resources	Benchmarks
Continue testing at-risk children and provide families with educational materials on the hazards of lead-based paint	Health Department Local pediatricians Middlesex Hospital	Ongoing
Continue to support Middletown's application for Federal Lead Abatement Grants	Dept. of Planning, Cons. & Dev. Health Department	Ongoing
Performance Measure 6- Reduction in the number of children with elevated lead levels in their blood.		

G. Anti-Poverty Strategy

In 2000, an estimated 7.6% (3,177) of Middletown residents lived in areas with poverty rates 20% or higher. Recent estimates show a significant increase in poverty from the 1990 Census figures in the 5416 census tract. The total number of persons in the City of Middletown living below 100% of the poverty level is at 3,142 or 7.5% of the City's population.

The City of Middletown funds programs that address both sides of the income-expenditure equation. Job training programs give people skills to earn higher wages, and housing programs help reduce overall housing costs. Many of the traditional programs of the City's housing agencies are housing subsidies, directed at reducing expenditures for the City's low-income households who might otherwise have to spend large portions of their limited income for rent, who live in severely overcrowded or substandard conditions, rather than create housing with affordable housing.

Strategy	Resources	Benchmarks
Support early education programs for the youngest of the City's disadvantaged children so they can begin school on equal footing with those from better-off families.	Community Health Center Board of Education Middletown's School Readiness Prog. Child & Family Agency of Southeastern CT Middlesex United Way Russell Library CDBG Foundation Grants	Support 2-3 Programs over the next five years.
Support programs that will assist in providing childcare so parents can find and maintain employment	Foundation Grants	Support 1 program per year.
Performance Measure 2- Survey participants prior and post program participation.		

The following tables are required by HUD and assist in determining the needs, the priority level of those needs, and what resources are current available.

HUD requires that our priorities and Strategies be formerly listed using HUD tables 1C and 2C. In order to develop these strategies, information gathered from research and consultations, HUD tables 1A, 1B, 2B and 4 are used. The City of Middletown has developed 39 different strategies. Furthermore a complete list of the actual projects that could be implemented in the next five years can be found on page 73 in the appendix. These many of these projects are not formally incorporated in the main body of this report, since many of these projects are still in development and could change. Actual projects that will use CDBG will be discussed in each of the five Annual Action Plans that will be submitted to HUD.

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HUD Required Table- HUD Table 1C- Summary of Specific Homeless/ Special Needs Objectives

Objective #	Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>Homeless Objectives</b>				
1	Engage chronic homeless clients, developing trust and establishing relationships from which client can make healthier lifestyle choices.	#3	Ongoing	
2	Conduct a community education effort with emphasis on available outreach services and on linking the need for permanent housing to end chronic homelessness.	#3	Ongoing	
3	Develop permanent supportive housing for chronic homeless population.	#3	Ongoing	
4	Develop tracking system for the community to accurately identify the chronic homeless population & their needs and communicate data and strategies to public.	#3	Ongoing	
5	Ensure that mainstream services reach the homeless population.	#3	Ongoing	
<b>Special Needs Objectives</b>				
6	Support elderly housing especially for those with special needs such as economic needs, sensory impairment needs, accessibility needs, etc.	#1	1 Project	
7	Provide gap financing for property owners or landlords rehabilitating their buildings to come up to ADA code.	#4	Ongoing Res. Rehab Loans	
8	Support access to Housing for those with HIV/AIDS	#2	Ongoing	
9	Continue to support anti-drug, addiction, transitional, and mental health programs.	#2	1 Program	
10	Continue to support the rehabilitation of properties acquired or currently owned by groups providing supportive housing.	#2	Ongoing	

Required HUD Tables- HUD Table 2C

Objective #	Specific Objectives	Performance Measures	Expected Units	Actual Units
<b>Rental Housing Objectives</b>				
11	Support the redevelopment of downtown areas and the construction of and/or conversion of alternative space into affordable rental housing.	#1	Ongoing Res. Rehab Loans	
12	Support the expansion of Rehabilitation Loan program to include conversion of upper story floors of Main Street buildings for residential affordable use and market rate housing.	#2	Ongoing Res. Rehab Loans	
<b>Owner Housing Objectives</b>				
13	Continue to support the Down Payment Assistance Loan and Closing Cost Grant program to educate low-income residents to become homeowners and offer low interest loans and grants through the Community Development Block Grant funds.	#2	25 Loans	
14	Continue to support groups that provide opportunities for low-income Middletown residents to become homeowners.	#1	Ongoing	
15	Partner with Banks to offer favorable loans to first-time low-and moderate income home buyers, and those seeking rehab loans, that are secured with loan guarantees or subsidies to reduce the interest.	#2	40 Loans	
16	Continue to use the Residential Rehabilitation Loan program to benefit low-income residents by rehabilitating the buildings in which they reside.	#2	25 Loans	
<b>Community Development Objectives</b>				
17	Implement the North End Redevelopment Plan as a means to improve the quality of life in the neighborhood.	#1	Ongoing	
18	Implement the Miller & Bridge Redevelopment Plan as		17	

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	a means of ensuring environmental justice for existing low-insurance residents.		Structures	
	<b>Infrastructure Objectives</b>			
19	Support improvements to infrastructure within CDBG eligible areas.		1 Project	
	<b>Public Facilities Objective</b>			
20	Continue to support the creation of new public facilities and improvements to existing public facilities such as modernization and ADA accessibility compliance, etc.	#5	5 Facilities	
	<b>Public Service Objectives</b>			
21	Support education and job training programs that increase residents' skills, new employment opportunities, and programs that do job placement.	#2	300 People	
22	Create Neighborhood and Police partnerships to address crime.		3 Partnerships	
23	Continue to improve access to transportation to seniors, disabled adults and low-income residents to get to shopping areas, medical facilities, educational and employment opportunities.		1 Program	
24	Continue to provide supervised educational programs and activities after school.	#2	5 Programs	
25	Support programs that increase access to healthcare to those of low- and moderate-income.	#2	Ongoing	
26	Continue to support programs that provide for the transition from providing immediate needs to self-sufficiency.	#2	5 Programs	
27	Continue to study the effect that an aging population will have on Middletown and implement programs to not only assist those elderly who are in need to take advantage of the body of knowledge, expertise, and volunteerism that this segment of the community can apply to address a range of community needs.		1 Study	
28	Support early education programs for the youngest of the City's disadvantaged children so they can begin school on equal footing with those from better-off families.	#2	2 Programs	
29	Provide support and technical assistance to neighborhood groups existing in low-income neighborhoods		4 Programs	
30	Support programs that will assist in providing childcare so parents can find and maintain employment.		1 Program	
	<b>Economic Development Objectives</b>			
31	Rehabilitate historic industrial sites in Middletown such as the North End, to be then used as a business incubator creating new jobs.		1 Site	
32	Take advantage of the success of downtown Middletown as an entertainment and restaurant center to increase employment by attracting retail and business establishments.		Ongoing	
33	Reclaim former industrial sites on the riverfront as a mixed-use commercial/recreational area on the 85-acre site to reinvigorate residential neighborhoods and connect to all new development downtown.		Ongoing	
34	Continue efforts to attract businesses through the Enterprise Zone and Target Investment Community Incentives, and the local Tax and Business Incentive Ordinance.		Ongoing	
35	Continue to support and fund the REINVEST loan program.	#2	Ongoing	
36	Continue funding JOBS loan program and marketing to industrial sector.	#2	5 Jobs	
	<b>Other Objectives</b>			
	<b>Lead-Based Paint Hazards</b>			
37	Continue testing at-risk children and provide families with educational materials on the hazards of lead-based paint.	#6	Ongoing	
38	Continue to support Middletown's application for Federal Lead Abatement Grants.		Ongoing	

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	<b>Fair Housing</b>			
39	Continue to actively support the involvement of housing activists with the Human Relations staff to unilaterally and expeditiously deal with inquires, complaints, and reduce the barriers to affordable housing.		Ongoing	

HUD Required Table- HUD Table 1A

	Type of Assistance/Clients	Estimated Need	Current Inventory	Unmet Need/Gap	
Individuals Beds/Units	Emergency Shelter	101	101	0	
	Transitional Housing	129	129	0	
	Permanent Supportive Housing	126	53	73	
	<b>Total</b>	<b>356</b>	<b>283</b>	<b>73</b>	
Families with Children Beds/Units	Emergency Shelter	49	49	0	
	Transitional Housing	51	51	0	
	Permanent Supportive Housing	108	33	75	
	<b>Total</b>	<b>208</b>	<b>133</b>	<b>75</b>	
Homeless Population		Sheltered		Unsheltered	Total
		Emergency	Transitional		
	Homeless Individuals	101	129	32	262
	Homeless Families with Children	9	15	1	25
	Persons in Homeless Families with Children	38	52	4	94
	<b>Total</b>	<b>148</b>	<b>196</b>	<b>37</b>	<b>381</b>
Estimated Sub-Populations		Sheltered		Unsheltered	Total
	Chronically Homeless	21	27		48
	Seriously Mentally Ill	64			
	Chronic Substance Abuse	106			
	Veterans	10			
	Persons with HIV/AIDS	10			
	Victims of Domestic Violence	24			
Youth	4				

HUD Required Table- HUD Table 1B- Special Needs (Non-Homeless) Populations

Special Needs Subpopulations	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	H			
Frail Elderly	H			
Severe Mental Illness	M			
Developmentally Disabled	M			
Physically Disabled	M			
Persons w/ Alcohol/Other Drug Addictions	M			
Persons w/ HIV/AIDS	M			
Other	L			
<b>Total</b>				

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Required HUD Tables- HUD Table 2A

Priority Housing Needs (Households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	339	20
		31-50%	H	438	0
		51-80%	H	672	76
	Large Related	0-30%	L	38	0
		31-50%	L	40	0
		51-80%	L	81	0
	Elderly	0-30%	H	635	0
		31-50%	H	393	16
		51-80%	M	243	0
	All Other	0-30%	H	750	0
		31-50%	H	467	0
		51-80%	H	827	0
Owner		0-30%	H	558	4
		31-50%	H	697	0
		51-80%	H	1322	85
Special Needs		0-80%	L	20	20
Total Goals					205
Total 215 Goals					NA
Total 215 Renter Goals					NA
Total Owner Goals					NA

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HUD Required Table- HUD Table 2B

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
<b>Public Facility Needs (Projects)</b>				
Senior Centers	H	2	\$100,000.00	1
Disabled Persons Centers	L	0	\$0.00	0
Homeless Facilities	M	3	\$1,035,000.00	3
Youth Centers	M	2	\$80,000.00	1
Child Care Centers	M	0	\$0.00	0
Health Facilities	H	2	\$60,000.00	0
Neighborhood Facilities	L	1	\$50,000.00	1
Parks and/or Recreation Facilities	H	2	\$100,000.00	2
Parking Facilities	M	1	\$10,000,000.00	1
Non-Residential Historic Preservation	L	0	\$0.00	0
Other Public Facility Needs	M	5	\$850,000.00	5
Neighborhood Public Improvements	M	0	\$0.00	0
<b>Infrastructure (projects)</b>				
Water/Sewer Improvements	M	1	\$45,000.00	1
Street Improvements	M	1	\$10,000.00	1
Sidewalks	M	1	\$15,000.00	1
Solid Waste Disposal Improvements	L	0	\$0.00	0
Flood Drain Improvements	L	0	\$0.00	0
Other Infrastructure Needs	M	0	\$0.00	0
<b>Public Service Needs (people)</b>				
Senior Services	H	70	\$30,000.00	70
Disabled Services	M	30	\$60,000.00	30
Youth Services	H	40	\$30,000.00	40
Child Care Services	M	0	\$0.00	0
Transportation Services	M	0	\$0.00	0
Substance Abuse Services	M	30	\$85,000.00	30
Employment Training	H	485	\$652,500.00	485
Homeless Needs	H	530	\$190,000.00	530
Need of Persons with HIV/AIDS	L	15	\$40,000.00	15
Health Services	H	30	\$20,000	30
Lead Hazard Screening	H	50	\$15,000	50
Crime Awareness	H	300	\$35,000	300
Other Public Service Needs	H	158	\$105,000.00	158
<b>Economic Development</b>				
ED Assistance to For-Profits (businesses)	L	2	\$100,000.00	2
ED Technical Assistance (businesses)	L	0	\$0.00	0
Micro-Enterprise Assistance (businesses)	L	0	\$0.00	0
Rehab; Publicity- or Privately-Owned Commercial/Industrial (C/I) projects	L	2	\$500,000.00	2
C/I Infrastructure Development (projects)	L	0	\$0.00	0
Other C/I Improvements (projects)	M	0	\$0.00	0
<b>Planning</b>				
Planning	L	1	\$5,000.00	1
<b>Total Estimated Dollars Needed</b>			<b>\$14,212,500.00</b>	

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Required HUD Tables- HUD Table 4

<b>Public Housing Need Category</b>	<b>PHA Priority Need Level High, Medium, Low, No Such Need</b>	<b>Estimated Dollars to Address</b>
<b>Restoration and Revitalization</b>		
Capital Improvements	High	\$398,963
Modernization	Medium	\$75,000
Rehabilitation	High	\$1,603,324
Other (Specify)	No Such Need	\$0
<b>Management and Operations</b>		
	Medium	\$200,000
<b>Improved Living Environments</b>		
Neighborhood Revitalization (non-capital)	Medium	Unknown
Capital Improvements	Medium	\$45,000
Safety/Crime Prevention/Drug Elimination	Medium	\$50,000
Other (Specify)	No Such Need	\$0
<b>Economic Opportunity</b>		
Resident Services/Family Self Sufficiency	Medium	Unknown
Other (Specify)	No Such Need	\$0
<b>Total</b>		<b>\$2,372,287</b>

I. Institutional Structure

The City of Middletown is governed by a strong Mayor and a fifteen-member Common Council. Together, the Mayor and the Common Council are officially responsible for determining the funding priorities for the Consolidated Plan. The City Council and the Mayor approve the submission of the Consolidated Plan and the annual Action Plans to the US Department of Housing and Urban Development (HUD).

The basis for the funding priorities as in large part decided by the recommendations produced by the Citizens' Advisory Committee. (CAC) The Citizens' Advisory Committee is a fifteen member committee composed of City residents that represent different interests, such as elderly, youth, social services, the low & moderate income, and etc. In addition to forwarding recommendations to the Common Council and the Mayor, the Citizens' Advisory Committee also conduct all the public hearings, collect public input, evaluate all funding requests, review the Annual Action Plan, and review the Consolidated Annual Performance and Evaluation Report (CAPER).

The City's Department of Planning, Conservation, and Development have a major responsibility for acting as staff agency for the Citizen Advisory Committee. This entails implementation of any initiatives, researching issues, preparing meeting materials, production of application materials, and serving as a direct liaison to the US Department of Housing and Urban Development.

The structure of the City's Community Development Block Grant (CDBG) program is decentralized. The funds are allocated to various nonprofit organizations, City departments or other groups to implement projects that benefit the City's low- and moderate-income residents.

The key to a strong institutional structure is the ability to develop and share data on the progress and status of beneficiaries. This has been improved by the implementation of a quarterly reporting period as opposed to the annual reporting period previously in place.

While the lead bodies in the Consolidated Plan process are the Mayor, Common Council, Citizens' Advisory Committee and the Department of Planning, Conservation and Development.



There are a significant number of agencies that oversee a wide variety of grants and programs that provide services to low- and moderate-income city residents, and play an important role in implementing Consolidated Plan project activities:

City of Middletown Departments

Office of the Mayor- Overseeing and coordinating all City policies.

Department of Human Relations- Overseeing and assisting in the management of Fair Housing issues.

Department of Planning, Conservation, and Development- Overseeing and implementing the CDBG program.

City of Middletown Representative Bodies

Common Council- Overseeing and approving all City spending initiatives

Citizens' Advisory Committee- Overseeing and soliciting public input for the CDBG program.

Redevelopment Agency- Overseeing and implementing the Cities redevelopment plans.

Youth Bureau- Overseeing and implementing the City's youth policy and programs.

ADA Coordinator- Targeting and overseeing the implementation handicap accessible projects/

Dept. of Parks and Recs.- Managing the City's Park system and recreational activities.

Board of Education- Overseeing the education of Middletown's children in public schools.

City of Middletown Agencies and Organizations

Housing Authority of the City of Middletown- Overseeing and managing the City's public housing.

A member of the Housing Authority Board as serves on the CAC to provide a clear line of communication to prevent duplication or conflicting policies.

Community Health Center- - A key provider of affordable health services.

Russell Library- An important resource for all of Middletown's residents to access information through a wide variety of materials.

Middlesex United Way-

Middlesex Chamber of Commerce- Instrumental in accessing the Middletown business community to assist in public endeavors.

Middlesex Red Cross- An important health provider to those who have difficulty accessing health care or providing aid in times of crisis.

Middlesex Hospital- A key provider of health services and emergency care.

Liberty Bank Foundation- A local community foundation that has been local source of funding for local initiatives.

Middlesex Habitat for Humanity- A community driven affordable home ownership provider.

State of Connecticut

Department of Economic and Community Development- Overseeing a number of development resources including HUD Small Cities program for the State.

Connecticut Housing Finance Authority- Overseeing the allocation and financing of tax credits and bonds for affordable housing for the State of Connecticut.

Department of Children and Families- Overseeing the welfare of the children of Connecticut.

Middlesex Community College- A key component to educating and training of Middletown's labor force.

Charter Oak College- A provider of online education and training, which includes a program that assists single mothers.

Connecticut Valley Hospital- The mental health service provider for the state.

Federal Agencies

Department of Housing and Urban Development- Approving and monitoring the CDBG Entitlement to the City of Middletown.

Federal Home Loan Bank- A resource in borrowing for affordable housing.

Small Business Administration- A resource of entrepreneurs wishing to start a business.

Veterans Administration- Overseeing the health care and other programs for veterans.

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Federal Emergency Management Agency- Assisting in households and individuals in times of crisis.

Environmental Protection Agency- A resource and funding source in dealing with environmental issues.

Department of Labor- Monitoring Davis-Bacon wages rules that CDBG must follow.

J. Consolidated Plan Coordination

The City also identified the need for greater Consolidated Plan program and project coordination.

The Citizens Advisory Committee will review methods to solicit greater input from the service agencies.

K. Public Housing Objectives

Public Housing Objectives

The Middletown Housing Authority Strategic Goals and Objectives correspond to the goals and objectives prepared for HUD under 24 CFR Part 903.5. The PHA 5-Year Plan can be found in the Appendix of this Consolidated Plan.

**VII. City of Middletown Redevelopment Plans**  
(Neighborhood Revitalization Strategy Area Candidates)

In recent years, HUD's Office of Community Planning and Development (CPD) has stressed a "coordinated marshalling of resources targeted at comprehensive community revitalization strategies". Comprehensive neighborhood revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

There are four advantages to having Middletown's redevelopment initiatives approved as neighborhood revitalization strategy areas. They are:

- Job Creation/Retention as Low/Moderate Benefit: Job creation/retention activities undertaken pursuant to the approved strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take or are considered for such jobs.
- Aggregate of Housing Units: Housing units assisted pursuant to the strategy can be considered to be part of a single structure for the purposes of applying the low and moderate-income national objective criteria. This provides a greater flexibility to carry out housing programs that revitalize a neighborhood.
- Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards. This enables the grantee flexibility for program design as well as reduces record-keeping requirements related to the public benefit standard.
- Public Service Cap Exemption: Public services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap.

Middletown has two Redevelopment Plans that could candidates for Neighborhood Revitalization Strategy Areas. They are the North End Redevelopment Plan, Miller and Bridge Streets Redevelopment Plan, and the South End Urban Renewal Plan. At the present time, Middletown is only considering the option of submitting all or some of these plans for approval by HUD as a Neighborhood Revitalization Strategy Area. The purpose of the following sections is to provide necessary background on each target area, as a preliminary application by the City of Middletown decides.

Map 2- Redevelopment Areas



**A. North End Redevelopment Plan**

The North End is one of Middletown most diverse neighborhood, and also one of its poorest. Within the larger history of Middletown, the North End has played a special role. It is, as it always has been, an active living area within the city center, characterized by a lively mixture of people and uses, and is the longest-surviving residential neighborhood in the Central Business District. The North End has often served as a reception area and first neighborhood for groups of new arrivals. As a result of the district's history as a gateway for successive generations, many of the residential buildings in the North End exhibit the problems that accompany intensive use: damage, deterioration, overcrowding, and social pathology. The district is increasingly populated by low-income, minority and/or disadvantaged persons.

**Boundaries and Major Features:** The North End Are is a parcel of land containing approximately seventy acres. In general, the project is bordered to the south by Court Street, to the east by Connecticut Route 9,, to the north by Connection Route 66/Route 17, and to the west by the rear property lines of lots on the west side of Main Street. The area is also located within Middletown's Enterprise Zone.

**Demographic Composition:**

Compared with the City of Middletown as a whole, the North End has a higher proportion of residents living in group quarters, a far higher percentage of 1-person households, significantly smaller average household size, a larger percentage of households earning less than \$15,000 annually, much lower median family income, and a lower percentage of owner-occupied housing units.

The North End of Middletown currently has a population of 1290 residents, some 1238 reside in households and roughly 52 live in group-quarters. Between 1990-2000, the population shrank from 2,689 by nearly 52 percent. This occurred while the population of the City grew by 6.55 percent. Middletown's North End has only a slightly old median age of population of 39.9 (City's median age is 36.3). Nearly one-third of all inhabitants are under 25 years of age, 56.8 percent are in the prime working ages of 25 through 64 years, and approximately 13 percent are in retirement ages of 65 and over.

Middletown's North End has always been a diverse area of the City, since it has often been the first location for any new ethnic group to Middletown to reside. All minority populations have increase in proportion in the North End and will likely continue to do so.

Race or Ethnic Group	1990	2000
White	75.8 %	61.7 %
Black or African American	16.8 %	22.9 %
American Indian	0.4 %	1.2 %
Asian	3.1 %	4.2 %
Other	4.5 %	10 %
Hispanic or Latino	8.8 %	13.6 %

The North End has 771 Households, including some 261 families and roughly 409 single person households. This proportion has remained the same since 1990 to 2000. The number of renting households has increase slightly over the pass ten years from 89.4 percent to 91.3 percent. The percent of female head of households has remained the same at about 17 percent.

The median household income of the North End is \$13,699.00. This is a 15.5 percent drop in income since 1989 when median income for the North End was \$16,228.00. The City of Middletown as a whole experienced a 39 increase over the same time period. In 1990 roughly

39.2 percent of households earned less than median income. In 2000 roughly 53.6 percent of households earned less than median income.

Income Distribution	1990	2000
Median Household Income	\$16,228	\$13,699
Less than \$10,000	28.1%	40.1%
\$10,000-\$14,999	11.1%	13.5%
\$15,000-\$24,999	23.7%	14.1%
\$25,000-\$34,999	9.6%	10%
\$35,000-\$49,999	13.7%	9.7%
\$50,000-\$74,999	3.4%	8%
\$75,000-\$99,999	1.5%	2%
\$100,000-\$149,999	0.0%	2.7%
\$150,000 or more	0.3%	0%

The number of those living below the level of poverty has edge up only slightly over this time from 29.3 in 1990 to 30.3 in 2000. Despite the rise in income across the City the North End continues to show persistent evidence of poverty and racial/ethnic disparity in annual incomes. The largest expenditures for households in the North End as with the rest of the City is housing. In 1990, 41 percent of all North End households spent more than 30 percent of their annual income on housing, in 2000 that percentage increased to 55 percent of annual income devoted to housing. Nearly 98 percent of the households in the North End are renters.

High School drop-outs amounted to 32.6 percent of the North End residents aged 25 years and over. This is double the City average. The percentage of North End residents that had some college experience, an associated degree or a bachelor's degree was 31.8 percent in 2000. This is actually down 3 percent from what was reported in 1990 and below the 2000 City average of 42 percent of college attendance.

The reported unemployment level for the North End in 1990 was 6.5 percent. In 2000 unemployment increased to 8.9 percent. In 2000, the entire City reported 1050 persons that were unemployed, the North End reported 96 residents as unemployed meaning that nearly 10 percent of the City's employed reside in the North End. Over 54 percent of the residents of the North End work in five types of industries: 1) Manufacturing, 2) Retail 3) Transportation, and 4) Education, Health or Social Services.

**Consultation:** In 1997, a grassroots organization representing residents, businesses, and property-owners in Middletown's North End, came into existence. Since its inception, the North End Action Team (NEAT) has effectively involved its constituents in building a sense of neighborhood, giving them a stake in the neighborhood's future and fostering the emergence of local leadership. In January 1999, NEAT established a Housing Committee, whose membership includes residents and property-owners, as well as representatives of local non-profit agencies, Wesleyan University, and Liberty Bank, joined by the Community Development Specialist in the City's Department of Planning, Conservation and Development. The Housing Committee proposed a plan for the North End to Middletown's Redevelopment Agency, which it endorsed in September 2000. Since then parties involved have meet on a monthly basis to implement this plan.

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**Assessment of Strengths and Weakness:**

<b>Strengthens</b>	<b>Weakness</b>
Beneficial location at the crossroads of the Connecticut Routes 66, 17 and 9, and proximity to Arrigoni Bridge connecting Middletown and Portland over the Connecticut River	Enormously low percentage of homeownership by the neighborhood residents
Location in close proximity to downtown and major new development projects that offer employment opportunities	Urban blight and dilapidation
Strong leadership: North End Action Team	High crime rate
Underutilized workforce	Unemployment, underemployment, and low education levels

**Vision for the Future:** The vision for the future of the North End is a revitalized, vibrant neighborhood; new and restored affordable housing for its residents; elimination of blight in the area; general beautification of the district and development of improved vehicular and pedestrian circulation and convenience parking for consumers; creation of opportunities for private investment and provision of new jobs for the residents.

**Economic and Community Development Strategy:**

<b>Action</b>	<b>Results</b>
Acquisition of property	Acquire all properties needed for the plan, possibly 35+ properties.
Demolish of structures	Possibly demolition 10+ properties
Remediation of environmental hazards	To be dealt with when discovered.
Relocation of tenants and homeowners from acquired properties	Phase 1 includes 27 households to be relocated
Construction and rehabilitation of housing for rental and homeownership	125 units of housing created
Creation of public areas, such as community garden or play-space	Creation of 1 community garden and 1 play-space
Undertake activities that address crime, poverty, and substance abuse conditions	50% decrease in criminal activity

**B. Miller and Bridge Streets Redevelopment Plan**

Once at the terminus of a ferry that crossed the river to Portland, the tiny enclave of 20 factory-style dwellings long ago was relegated to second-class status. The primary concern impacting the viability of the neighborhood is its lack of connection to the City in that the neighborhood is bounded on the north by wetlands, on the west by railroad tracks and on the east and south by Route 9 and railroad tracks. Currently a consensus exists that safe and convenient access to the neighborhood is unavailable and the current access from Route 9 has been previously identified as one of the most dangerous intersections in the State of Connecticut.

The goals of this project are not to revitalize the area itself by to remove the neglected and hazardous conditions that exist in the area, and improve aesthetics and transportation infrastructure to benefit Middletown Downtown and industrial north end, as well as give residents access to recreational potential of this area.

**Boundaries and Major Features:** The project area is bound on the east by Connecticut Route 9, on the north by the Mattabaset River and the wetlands associated with the Cromwell Meadows State Conservation area, on the west by the rail yard which is state owned but leased on a long term basis to the Providence and Worcester Railroad and on the south by railroad tracks and he right of way for the Arrigoni Bridge. The project area contains twenty lots, twenty-two principal buildings, thirty-six residential units, one church and one full service restaurant.

**Demographic Composition:**

The 2000 Census found a population of 2,383 in the Miller/Bridge Street Area. The ethnical diversity slightly exceeds the city level: 73.8% of the population is White (80.0% in Middletown), 17.4% Black or African American (12.3 % in Middletown) and 9.8% Hispanic or Latino (5.3% in Middletown). The median age is 34, only slightly younger than the citywide median (36.3), and the median household size is 2.09, also just below the citywide figure of 2.23.

Median household income in the Miller/Bridge St. area is \$33,696, well below the citywide median of 47,162. 13.5% of individuals residing in the area are below poverty line, while the city average is only 7.5%. The number of high school graduates among the residents 25 years of age and older does not differ significantly from the citywide median (77.5% against 83.6% at the city level), but the number of people holding bachelor's or higher degrees (20.1%) is 1.5 times smaller than the city median of 30.4%. A higher percent of residents over 16 in labor force (75.5% against 68.3%) provides for slightly higher percentages of both employed (70.3% against 65.2%) and unemployed (5.2% against 3.0%) population. While over a half of the city housing units (51.3%) are owner-occupied, the Miller/Bridge St. area has only one-third (30.3%) of its housing units occupied by the owners.

Altogether, the residents of the Miller/Bridge Street area are slightly younger, poorer, more Black or Hispanic, less educated, much less likely to be homeowners than the city as a whole.

**Consultation:** In May of 1998 the Yale School of Architecture in conjunction with the North end Action Team (NEAT) conducted an exhaustive two-day charrette planning process.

Assessment of Strengths and Weakness:

Vision for the Future: The benefits of implementing the Miller and Bridge Streets Redevelopment Plan would be the beautification of a major gateway into Middletown; elimination of a hazardous intersection at Connecticut Route 9; elimination of two dangerous at grade rail crossings; possibilities for a bike path, canoe and boat launch and other types of passive recreation; relocation of residents out of a blighted area; removal of residential units from an area of known or suspected environmental contamination; relocation of residents away from sources of noise and air pollution; removal of homes currently located in the 100 year flood plain; and a section of the acquired property could play an important role in the State Department of Transportation's plans for a reconstruction of Connecticut Route 9 which would eliminate hazardous conditions on the highway.

**Assessment of Strengths and Weakness:**

Strengthens	Weakness
Possible access point to the Mattabesett River	Lack of connection to the city; safe and convenient access to the neighborhood from the city is unavailable
Good visibility from Route 9	Immediate proximity to the railroad tracks and highway, resulting in high noise and air pollution.
Could be used for future Route 9-Downtown-Arrigoni Bridge interchange.	Location on the 100 year flood plain.
Passive recreational use.	Constraints to the redevelopment due to wetlands and watercourses in the northern extreme of the area.
	Urban blight and dilapidation.

**Vision for the Future:**

The vision for the future is based on numerous benefits resulting for the current neighborhood residents and the Middletown community as a whole, that is: relocation of residents out of the blighted area and away from sources of noise and air pollution; removal of residential units from the area of known or suspected environmental contamination; removal of blighted buildings and buildings located on the 100 year flood plain; beautification of major gateway to Middletown; elimination of a hazardous intersection at Ct.Rt.9 and two dangerous rail crossings; creation of a new recreational zone with possibilities for a bike path, canoe and boat launch and other types of passive recreation.

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**Economic and Community Development Strategy:** Due to the areas' adjacency to the rail yard, the Miller Street area should be marketed for rail dependent economic development opportunities in conjunction with the Providence Worcester Railroad.

This plan and Downtown Vision 2000 and beyond plan recognize the value of enhancing the most prominent gateway into Middletown, therefore it is recommended that after demolition no new construction occur in the Bridge Street Area.

The Miller and Bridge Streets Area should be carefully landscaped and could potentially accommodate a bike path heading into the Cromwell Meadows and other types of passive recreation such as a dog park, canoe launch and possibly an emergency boat launch.

The State Department of Transportation is currently studying the Route 9 interchange at Hartford Avenue and the Arrigoni Bridge. The land, which the city acquires, may be an integral part of the states plans to improve the interchange. In this case the city should insist in an enhanced gateway and direct access to the downtown and the north end industrial area.

<b>Action</b>	<b>Results</b>
Acquisition of property	
Demolition of blighted buildings	
Relocation of the tenants and homeowners	
Abatement of Hazard associated with demolition of structures	
Establish open space	
Possible creation of a community garden to serve North End	



### VIII. Urgent Need Plan

The Community Development Block Grant Program requires that activities meet one of three national objectives:

- Benefit to low- and moderate-income persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet a need having a particular urgency (commonly referred to as Urgent Need)

This section will describe possible uses and procedure for allocating CDBG funds for the third national objective. An urgent need as defined by the US Department of Housing and Urban Development is:

- The existing conditions must pose a serious and immediate threat to the health or welfare of the community;
- The existing conditions are of recent origin or recently became urgent (generally, within the past 18 months);
- The recipient is unable to finance the activity on its own; and
- Other sources of funding are not available.

The use of this category is extremely rare and is designed only for activities that alleviate emergency conditions. However, the City of Middletown does see the possible application of this national objective for the following needs.

#### A. Floods

Floods are the most common and widespread of all natural disasters--except fire. Most communities in the United States have experienced some kind of flooding, after spring rains, heavy thunderstorms, or winter snow thaws. A flood, as defined by the National Flood Insurance Program is: "A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (at least one of which is your property) from: overflow of inland or tidal waters, unusual and rapid accumulation or runoff of surface waters from any source, or a mudflow. [The] collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood." Floods can be slow, or fast rising but generally develop over a period of days.

The activities for which CDBG funds would be allocated, but not limited to, are addressing water damage, clearance of debris, providing shelter for displaced residents.

#### B. Severe Winter Weather

A major winter storm can be lethal. Preparing for cold weather conditions and responding to them effectively can reduce the dangers caused by winter storms.

The activities for which CDBG funds would be allocated, but not limited to, are snow removal and restoration of heat.

#### C. Historic Deterioration

The City of Middletown is fortunate to have a large number of historic properties. Unfortunately, some are not being maintained properly and are structurally unsound. Such conditions pose a health and safety risk to not only their occupants but their neighbors and community at-large. Middletown's Building Department maintains a list of Blighted properties, which can be found in the appendix, and the City has a Blight Ordinance which defines when a structure has become a hazard.

While Slum and Blight is an eligible national objective, the use of CDBG funds to address a structure that poses an immediate risk to the community should be allowed under Urgent Need in order to allocate funds quickly.

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The activities for which CDBG funds would be allocated, but not limited to, are demolition, abatement of hazardous materials, and clearance.

### D. Catastrophic Downtown Fire

A fire that damaged numerous buildings in the Downtown that housed businesses would have a severe impact on Middletown's downtown economy, could result in a loss of jobs, and perhaps hinder access to vital services that residents, especially low and moderate income Middletown residents. While it is hoped that insurance could cover the bulk of any recovery from this type of disaster, it is likely that businesses may need access to funds to handle cash flow requirements and pay expenses, like labor, when they are reopening their businesses.

The activities for which CDBG funds would be allocated, but not limited to, are demolition, abatement of hazardous materials, clearance, job creation or retention grants or loans.

### E. Miller and Bridge Street Area

The Miller and Bridge Street Area is a section of the City that has a number of problems that would qualify it as an urgent need project.

First, many of the properties are located within the 100-year flood plain. This flooding is due to backwater from the Connecticut River during the spring. Second, a survey of the exterior structural conditions was conducted of the 23 buildings in the Miller and Bridge Street area. As a result eight of the structures were designated as being in poor condition, with six others in fair condition. Third, the only access to the area is directly from Route 9 highway, which has been identified as one of the most dangerous intersections in the State of Connecticut. Fourth, furthermore the grade at the beginning of Miller Street is in excess of 10 percent to cross the Providence Worcester rail line, and then drops back down on the westerly side of the track. This "hump" in the road causes poor visibility at the rail crossing and makes it impossible for some emergency vehicles to access the western end of Miller Street.

The activities for which CDBG funds would be allocated, but not limited to, are acquisition, relocation, demolition, abatement of hazardous materials, and clearance.

### F. Other events or hazardous conditions

While the above are the most likeliest to affect the City of Middletown and require the allocation the Community Development Block Grant funding, there are a number of other possible hazards that could arise. They are, but not limited to: earthquakes, extreme heat, fires, hazardous materials, hurricanes, landslides, nuclear accidents, terrorism, thunderstorms, tornadoes, tsunamis, and wildfires.

### G. Process to qualify a CDBG allocation under Urgent Need

The following process will be used to streamline the allocation funds for an Urgent Need when is arises in Middletown. This will also ensure that there is not a violation of the Community Development Block Grant programs rules.

1. The Mayor of Middletown instructs the Department of Planning, Conservation and Development to investigate the possibility of using Community Development Block Grant funds to address an Urgent Need in the City.
2. The Department of Planning, Conservation and Development document the conditions in order to qualify the allocation of CDBG funds as an Urgent Need, using the following criteria:
  - a. Description of event and conditions.
  - b. How do the existing conditions pose a serious and immediate threat to the health or welfare of the community?
  - c. Explain why other sources of funding are not available.

3. A copy of the document is sent to HUD informing them that the City is considering an allocation under the Urgent Need National Objective, and would like to process approval as soon as possible.
4. The Citizen Advisory Committee approves the description of the conditions and recommends amount of CDBG funds to be allocated under Urgent Need.
5. The Common Council approves or amends the recommended allocation under Urgent Need.
6. Provided that HUD has no objections, the City of Middletown will dispense funds to address the Urgent Need.
7. The Department of Planning, Conservation and Development amend the Annual Action Plan to reflect the allocation used to address the Urgent Need.

This process should take about three weeks, since the Common Council meets every first Monday of the month and the Citizens' Advisory Committee meets every third Wednesday of the month. Unless special meetings are called, in which case this process could be as short as 5 business days.

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II. Citizen Participation Plan

I. PREAMBLE

The City of Middletown is a participating entitlement jurisdiction with the U.S. Department of Housing and Urban Development in receiving Community Development Block Grants (CDBG). As such, citizens, public agencies and other interested parties are guaranteed a role in the development and review of plans and performance reports and, further, shall have access to certain records and technical assistance. The Citizen Participation Plan sets forth those procedures.

II. ENCOURAGEMENT OF CITIZEN PARTICIPATION

The Plan will encourage:

- A. citizens, public agencies and other interested parties to participate in the development and review of the Consolidated Plan and its amendments, Annual Plan, Environmental Review Record and Consolidated Annual Performance and Evaluation Report.
- B. participation by low and moderate income persons living in slum and blighted areas and in areas where CDBG funds are proposed to be used and residents of predominantly low and moderate income neighborhoods.
- C. participation of all citizens of the City, including minorities and non-English speaking persons, as well as persons with disabilities.
- D. in conjunction with the Middletown Housing Authority (Authority), participation of residents in public and assisted housing developments in the process of developing and implementing the consolidated plan, along with other low income residents of targeted revitalization areas in which the developments are located. The City will provide information to the Authority about its Consolidated Plan activities related to its developments so that the Authority can make this information available at the annual public hearing required under the Comprehensive Gant Program.
- E. the Mayor and Common Council to designate target areas within the City which have 50% or more low to moderate income individuals.

III. CITIZEN ADVISORY COMMITTEE

The objective and purpose of the Citizen Advisory Committee of the City of Middletown, Connecticut shall primarily be to administer the citizen participation requirements of the Housing and Community Development of 1974, as amended, and Public Act No. 75-443, as amended. Further, it shall: prepare and recommend grant applications for CDBG funding to the Mayor and Common Council; monitor the progress of all funded programs; and; make recommendations to the Mayor and Common Council regarding the implementation of CDBG funded programs.

- A. Structure of Citizens Advisory Committee (CAC)
  1. A community-wide CAC shall be appointed by the Mayor with the approval of the Common Council. The membership shall consist of fifteen (15) citizens of the City of Middletown.
  2. Membership to the CAC should represent the following interest groups in order to advise in affairs of the Community Development Block Grant Program (CDBG) as authorized by the Housing and Community Development Act of 1974, as amended:
    - Common Council (one from each political party) (2)
    - At-Large (1)

- Banking/Insurance (1)
  - Real Estate (1)
  - Social Service/Human Relations (1)
  - Middletown Housing Authority (1)
  - Greater Middletown Preservation Trust (1)
  - Labor (1)
  - Low/Moderate Income (1)
  - Planning and Zoning Commission (1)
  - Minority (1)
  - Elderly (1)
  - Handicapped (1)
  - Youth (1)
3. Terms - the term of the Common Council members shall run concurrently with the term of their office. The term of the remaining thirteen (13) members shall be as follows: four (4) shall serve for one (1) year; three (3) shall serve for two years; three (3) shall serve for three (3) years; and, three (3) shall serve for four (4) years. Thereafter, members shall be appointed annually to serve for four (4) years. Each member shall serve until his successor is appointed and has qualified and any vacancy shall be filled for the unexpired term.
  4. In the event that any CAC member misses three (3) consecutive meetings and upon the recommendation of the Citizen Advisory Committee Chairman, the Mayor may remove that member and fill the vacancy. Generally, if any such member represents a specific interest group, he/she shall be replaced by a person representing the same group. Voluntary resignations shall be handled in a similar manner.
- B. Organization of the CAC
1. The Committee shall select a Chairman, a Vice-Chairman and a Secretary. An annual organizational meeting for the purpose of electing officers shall be conducted each January.
  2. Regular meetings of the CAC shall be held on the third (3rd) Wednesday of each month at 5:00 p.m. at a place specified with the City and Town Clerk.
  3. The office of the CAC shall be with the Community Development Division of the Department of Planning, Conservation, and Development.
- C. Role of the CAC
1. The CAC shall be responsible for encouraging of citizen participation, as required by the Plan, all citizens, public agencies and other interested parties including minorities, low/moderate income persons and non-English speaking persons, as well as persons with disabilities at its meetings.
  2. The CAC shall be responsible for citizen participation prior to making recommendations to the Mayor and Common Council on the following items, including but not limited to:
    - A. The Five-year Consolidated Plan, including the identification of community development and housing needs and the setting of priorities.
    - B. Annual Action Plan of projects that are consistent with the Consolidated Plan.
    - C. The annual CDBG Program and CDBG budget.
    - D. Subsequent minor amendments and other significant changes/amendments to previously approved programs in the Consolidated Plan.
  3. The CAC shall be responsible for recommending to the Mayor and Common Council, policy and methods of implementing CDBG projects.

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4. The CAC shall participate in the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER) by soliciting views concerning the effectiveness of various CDBG projects.
5. All meetings of the CAC shall be conducted in an open manner, with freedom of access to all interested persons. Dates, times and locations of all meetings shall be posted with the City and Town Clerk in a manner consistent with the Connecticut Freedom of Information Act, as amended.

IV. DEVELOPMENT OF THE FIVE YEAR CONSOLIDATED PLAN

Prior to adoption of a Five Year Consolidated Plan, the City will make available to interested citizens, agencies, groups and other interested parties the following:

- A. information that includes the amount of grant funds and program income it expects to receive.
- B. the range of activities that may be undertaken.
- C. the estimated amount that will benefit persons of low and moderate income.
- D. set forth plans to minimize displacement of persons and to assist any person displaced, specifying the types and levels of assistance that will be made to persons displaced and by whom the assistance will come from.
- E. publication of the proposed Consolidated Plan in a manner that affords all citizens a reasonable opportunity to examine its contents and submit comments.
- F. publish the proposed Consolidated Plan or its Summary in the Hartford Courant and Middletown Press. The Summary will describe the contents and purpose of the proposed Consolidated Plan and include a list of locations where copies of the entire proposed Consolidated Plan may be examined.
- G. the City will provide free copies of the proposed Consolidated Plan to citizens and groups that request it.
- H. make copies of the proposed Consolidated Plan and Summary available at the Department of Planning, Conservation and Development, Russell Library, Town Clerks Office, Middletown Housing Authority, Middlesex Chamber of Commerce, Midstate Regional Agency, Community Action for Greater Middlesex County and Community Health Center.
- I. provide a thirty (30) period for review and to receive comments from interested citizens, agencies and/or groups on the proposed Consolidated Plan.
- J. The City shall consider any comments or views of interested citizens, agencies and/or groups received in writing and/or orally at the public hearing, in preparation of the final Consolidated Plan. A summary of comments and views received and a summary of comments and views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.

The CAC shall conduct public meetings with interested citizens, agencies and/or groups and at least one public hearing prior to the development of the Five Year Consolidated Plan.

- K. Meetings shall be held to encourage the submission of views and recommendations prior to the formulation of the Consolidated Plan.



- L. There shall be a thirty (30) day review period from date of notice in the paper for interested citizens, agencies and/or groups to submit their comments.
- M. Public meetings may be held at selected sites convenient to the residents of the City of Middletown, including the handicapped, with particular emphasis on participation by low and moderate income residents.
- N. Following the conduct of the public hearing on the development of the Consolidated Plan, the City of Middletown must certify that the following assurances have been met:
  - The City has prepared and followed a written Citizen Participation Plan that meets the requirements of the Federal Regulations.
  - The City of Middletown has provided adequate notices of public hearing as required by the Citizen Participation Plan.
  - The City of Middletown has held a hearing on the proposed Consolidated Plan before adoption of a resolution by the Common Council for submission to HUD.
- O. The Consolidated Plan must be submitted to the HUD office for review and approval at least forty-five (45) days before the start of the City's program year which date is July 18. The City's program year is from September 1 to August 31.

V. ANNUAL ENTITLEMENT PROGRAM

- 0. The CAC shall solicit views of all citizens, agencies and other interested parties, particularly low and moderate income persons, so as to enable them to be meaningfully involved in important discussions at various stages of the Entitlement Program and Annual Plan process.
- 1. Upon notice from HUD on the amount of Entitlement funds that the City will receive, the CAC will schedule a public hearing to solicit proposals, through the application process, for the funds.
  - At least fifty (50) days prior to a public hearing, the City shall publish a notice in easily readable type in the legal section of the Middletown Press and Hartford Courant. The notice shall include the following information:
    - The total amount of CDBG funds available to the City for all eligible activities.
    - The range of activities that may be undertaken and the kind of activities previously funded in Middletown.
    - The application process to be followed.
    - The role of citizens in the program and process.
    - A summary of other important program requirements.
    - Date, time and place of hearing.
    - Place to obtain additional information and assistance.
    - Consideration of any amendments to the Five Year Consolidated Plan which is dated September 1 - August 31 and any amendments to the Citizen Participation Plan.
  - A. Technical assistance in developing proposals will be available to a group representative of low and moderate income persons.
  - B. The application shall be due to the City's Community Development Division of the Department of Planning, Conservation and Development at least thirty (30) days prior to the public hearing date. The purpose of this time frame is to give the CAC and staff sufficient time to review and justify approval of the applications. In evaluating each application, the following criteria should be used:
    - eligibility of the activity under CDBG
    - compliance with the CDBG national objective

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- consistency with priorities and specific objectives established in the Consolidated Plan
  - prior experience with CDBG
  - Prior experience in the community
  - prior experience in the type of project/activity being proposed
  - organization administrative and financial capacity to carry out the proposed activity.
- C. Prior to the public hearing, from date of advertisement in the paper to date that proposals are due, news media coverage shall be sought prior to a public hearing in order that additional program information may be publicized. Public service announcements/press releases on the availability of the Entitlement funds shall be placed in the Middletown Press, Hartford Courant and on the local radio station(s).
- D. Whenever there is a significant number of low/moderate income persons and residents who may be affected by the CDBG program and who read a primary language other than English, all notices of public hearings and summaries of the basic information shall be produced in such language or languages and bilingual opportunities shall be offered at the public hearing. Such non-English announcements and notices shall be provided in cooperation with other community organizations.
- E. Notices of public hearings shall be posted in the City of Middletown Town Clerk's Office.
- F. Notice of public hearings shall be made available to organizations such as Community Action for Greater Middlesex County (CAGMC), Middletown Housing Authority, Community Health Center and The Connection, Inc. for distribution into low/moderate income areas.

VI. DEVELOPMENT OF THE ANNUAL PLAN

Upon review of the proposals submitted at the public hearing for the Entitlement Program, the CAC may, at its discretion hold special meetings in order to discuss the proposals that were submitted. The CAC will then, at its next regular meeting, make recommendations to the Common Council of funding allocations for the Entitlement Program. Upon approval of the Common Council, staff in the Community Development Division of the Department of Planning, Conservation, and Development will prepare the Annual Plan for the current year. Amendments to the Consolidated Plan will also be included in the submission of the Annual Plan to HUD.

The Annual Plan shall include:

0. Form Application - Standard Form 424
1. Federal and Other Resources Available
2. Activities to Be Undertaken
3. Geographic Distribution
4. Homeless and Other Special Needs Activities
5. Other Actions:
  - . Address obstacles in meeting underserved needs, such as foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure and enhance coordination between public and private housing and social service agencies and foster public housing improvements and resident initiatives.
  - A. Reference to the annual revisions of the action plan prepared for the CDBG funds expected to be available during the program year including

any program income that will have been received before the start of the next program year and that has not yet been programmed.

B. Amendments to the Consolidated Plan.

The Annual Plan is due at HUD no less than forty-five (45) days before the start of the City's program year which date is July 18 each year. An advertisement shall be published in the Middletown Press and Hartford Courant no later than the 17th day of June stating that a draft of the Annual Plan is available for review. This will provide a thirty (30) day period for review and to receive comments from interested citizens, groups and/or agencies on the proposed Annual Plan Consolidated amendments. The City shall consider any comments or views of citizens, agencies and/or groups received in writing and/or orally at the public hearing, in preparation of the final Annual Plan. A summary of comments and views received and a summary of comments and views not accepted and the reasons therefore, shall be attached to the final Annual Plan. Prior to submitting the combined notice of Release of Funds and Finding of No Significant Impact to HUD, an Environmental Review Record (ERR) must be completed on each activity that is identified in the Annual Plan. CDBG funds cannot be spent prior to approval from HUD on a Release of Funds. Upon completion of the ERR, a legal notice will be placed in the Middletown Press and Hartford Courant stating that the ERR is available for review and that comments are encouraged from interested citizens, agencies and/or organizations for a period of fifteen (15) days.

VII. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

0. The Consolidated Annual Performance and Evaluation Report (CAPER), which is a requirement of HUD pursuant to 24 CFR Part 91, is due for submission at HUD within ninety (90) days of the close of the City's program year which is the 29th day of November each year. The purpose of the CAPER is to provide HUD with necessary information to assess the City's ability to carry out its programs in compliance with applicable regulations and requirements; provide information necessary for HUD to report to Congress; and, provide the City with an opportunity to describe its program achievements its interested citizens, agencies and/or groups.
1. An advertisement shall be published in the Middletown Press and Hartford Courant no later than the 14th day of November stating that a draft of the CAPER is available for review. This will provide a fifteen (15) day period for review and to receive comments from interested citizens, agencies and groups on proposed CAPER. The City shall consider any comments or views of citizens, agencies and/or groups received in writing and/or orally in preparation of the final CAPER. A summary of comments and views received and a summary of comments and views not accepted and the reasons therefore, shall also be attached to the final CAPER.

VIII. PROGRAM AMENDMENTS

Prior to making any additions, deletions, or changes to the Community Development Block Grant Program Consolidated Plan, the following determination will be made on the amendment:

0. If the proposed change is a minor amendment defined as an amendment to the program that costs less than 10% of the total current year grant and only affects an activity previously described in the Consolidated Plan and Annual Plans. OR
1. If the proposed change is a substantial amendment defined as an amendment to the program that costs 10% or greater of the total current program year grant.

Once a determination has been made, based on the above criteria, one of the two following procedures will be undertaken:

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2. Minor Amendment The staff of the Community Development Division of the Department of Planning, Conservation and Development will seek an approval from the CAC; and, subsequent to the CAC's decision, a final approval shall be sought from the Common Council for any minor amendment to the City's Entitlement Program and will be noted in the Annual Plan.
  3. Substantial Amendment The staff of the Community Development Division of the Department of Planning, Conservation and Development will, pursuant to the Community Development Block Grant Regulations (24 CFR 91.105 and 24 CFR Part 570), undertake the following amendment process for any proposed substantial amendment to the Consolidated Plan:
    - . Provide a reasonable notice of public hearing on the proposed amendment to the Consolidated Plan by publishing a legal notice in the Middletown Press and Hartford Courant.
      - A. The notice shall provide a description of the amendment.
      - B. Be published at least ten (10) days prior to the public hearing.
      - C. Allow citizens, agencies and/or groups the opportunity to comment on the proposed amendment in writing and/or verbally at a public hearing which will be held by the CAC. The Public Hearing process will be carried out in the same manner as described in the Annual Entitlement Program section.
      - D. Consider interested citizens, agencies and/or groups' comments when finalizing the proposed amendment.
      - E. Seek approval from the Citizen Advisory Committee on the proposed activity(ies) which comprise the proposed amendment; and, seek subsequent approval from the Common Council.
      - F. Forward a descriptive amendment to the Consolidated Plan on the adopted amendment with a signed transmittal letter signed by the Mayor to the HUD.
  4. Amendments that do not require Common Council approval and may be approved only by the CAC are minor amendments such as:
    - . minor additions or changes of the scope of services in a contract which is not a substantial amount of allocated funds and which would require a contract amendment and not a line item change;
      - A. extensions to the time of performance of approved activities;
      - B. change of language in an executed contract for an approved activity.
- IX. RESPONDING TO CITIZEN COMMENTS, VIEWS AND OBJECTIONS
0. Program Recommendations, Requests and Objections
    - . Recommendations, requests and/or objections maybe submitted to the CAC for consideration from interested citizens, agencies and/or organizations at any time during the program year.
      - A. Written responses shall be made to these written recommendations, requests and/or objections within fifteen (15) working days of after a determination by the CAC at its special meeting or regular meeting date.
      - B. Additionally, written comments, requests, and/or inquiries which require a response to general information and/or clarification of the CDBG program can be handled by staff in the Community Development Division of the Department of Planning, Conservation and Development. The response time shall be within fifteen (15) working days of the receipt of the written comment, request and/or inquiry.
      - C. All written responses to written recommendations, requests and/or objections shall state reasons for action taken or, in the case of staff response, shall make specific reference to pertinent sections of CDBG legislation.
      - D. Whenever practical, responses should be made prior to the end of the comment period as stated in the legal notice on the development of the Consolidated Plan, Annual Plan, Environmental Review Record and/or

Consolidated Annual Performance and Evaluation Report for which the written recommendation, request and/or objection was offered.

- E. Written recommendations, requests and/or objections not offered at officially called meetings of the CAC shall be addressed to the Community Development Division of the Department of Planning, Conservation and Development, Municipal Building, P.O. Box 1300, 245 deKoven Drive, Middletown, CT 06457 for placement on the agenda for the next appropriate meeting.
1. Objections may also be made, in writing, to HUD. HUD will consider objections only on the following grounds:
    - . The applicant's description of needs and objectives is plainly inconsistent with available facts and data; or
    - A. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant; or
    - B. The applicant does not comply with the requirements of HUD or other applicable laws; or
    - C. The application proposes activities that are ineligible.

Objectives shall include identification and documentation of requirements not met and where data is objected to, new data shall be offered. Objections to a particular application should be submitted within thirty (30) days of the publication of the combined Notice of Release of Funds and Finding of No Significant Impact.

2. Citizen Comment to Federal and State Agencies
  - . HUD will consider citizen objections to the CDBG Program at any time.
  - A. Citizens may comment to HUD at any time concerning Middletown's failure to comply with any of the Citizen Participation Requirements of this Citizen Participation Plan.
3. Should the Community Development Division of the Department of Planning, Conservation, and Development, for whatever reason, not be handicapped accessible, a copy of the Citizen Participation Plan, the proposed and approved Consolidated Plan and Annual Plans and the most recent Consolidated Annual Performance and Evaluation Report shall be on file with the City and Town Clerk's Office.
4. Technical Assistance Shall be Offered to Facilitate Citizen Participation
  - . Assistance shall be provided to citizen organizations, groups of low/moderate income persons, groups of residents in existing neighborhood target areas and nonprofit agencies who provide a service to low and moderate income individuals.
  - A. Assistance may be provided to citizens in organizing and operating neighborhood and project area organizations to carry out CDBG activities.
  - B. Requests for assistance shall be made, in writing, to the CAC, or Community Development Division of the Department of Planning, Conservation, and Development, specifying the type of assistance required and the reasons for assistance.
  - C. The extent of assistance offered shall be determined by the Mayor and Common Council. Such determination may be made at the recommendation of the CAC.
  - D. The Mayor and Common Council shall consider all the resources of the City and shall generally not overextend staff or budgets when offering assistance.
  - E. The specialist(s) selected to provide technical assistance shall be jointly selected by the City and the organizations and groups to be assisted.

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F. Technical assistance may be either provided directly by the City or through arrangements with public, private or non-profit entities.

X. AVAILABILITY OF RECORDS

0. The City shall maintain records pertaining to the CDBG Program in the Municipal Building for a period of five years.

- . Documents on file with the Municipal Development Office shall include:
  - All mailings and promotional information.
  - Records of hearings and meetings of the CAC and Common Council.
  - All key documents, including prior Final Statements, letters of approval, grant agreements, the citizen participation file, performance reports, evaluation reports, Letters of Credit, other reports as required and the proposed and approved Final Statements for the current year.
  - CDBG regulations and issuances governing the program.
  - Other important program requirements such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements and relocation provisions.
- A. Documents on file with the Department of Finance shall include:
  - Copies of all construction contracts.
  - All financial data indicating expenditures of CDBG funds.
- B. All records shall be available for inspection between the hours of 8:30 a.m. and 4:30 p.m. during normal working days.
- C. Requests for copies of any available records shall be made, in writing, pursuant to established City policy. The current fee schedule for copying records shall be applicable.

1. EFFECTIVITY

- . The Citizen Participation Plan shall become effective upon approval by the Common Council.
- i. The Citizen Participation Plan may be amended from time to time by the Common Council. Citizens may offer suggestions to the Plan by writing to the Municipal Development Office. All such suggestions shall be considered by the Citizens Advisory Committee at its next regularly scheduled meeting. Citizens shall have the opportunity to comment on any and all suggested amendments either before the Citizens Advisory Committee or before the Common Council at such time as amendments are being considered by either body.
- ii. The Citizen Participation Plan was formally adopted by the Common Council through Resolution #72 on May 11, 1978. The Plan became effective on May 18, 1978.
- iii. Amendments to the Plan are as follows:

Date	Resolution No.	Effective Date
3/2/81	No. 31	3/9/81
7/6/82	No. 87	7/6/82
7/5/88	No. 142	7/5/88
7/3/95	No. 156	7/3/95
6/3/96	No. 101	6/3/96

7/6/99      No. 232-99      7/16/99  
(June 1999)

III. Summary of Comments

**A. 2005 Middletown Household Survey Results**

As part of the City's Plan of conservation and development, Citizen's Advisory Committee drafted a public opinion survey that was mailed out to a random sample of Middletown residents. Sampling methods ensured that the entire town was covered and that apartment buildings, single-family homes, low- and upper-income households were all included. The survey asked 53 questions and encompassed a variety of issues from health care and homes for the elderly to tree planting. The purpose of the survey was to elicit opinions from Middletown residents regarding a range of issues and to allow an opportunity to provide input and guidance into the preparation of the new Plan of Conservation and Development.

This chapter presents the findings of the 2005 public opinion survey, conducted in January-February 2005.

Methodology

The Middletown Citizen's Advisory Committee designed the survey mailed out to Middletown residents in December 2004- February 2005. Middletown mailed out 1300 surveys to a randomly selected list of households throughout the City. The sampling method included property addresses from the city assessor's office and motor vehicle lists. For those people who did not receive the form in the mail, some surveys were placed at the public library, City Hall, and online at [www.middletownplanning.com](http://www.middletownplanning.com) for residents to fill out.

Residents returned 201 surveys by mail and completed another 18 surveys at City Hall and the Library. 32 surveys were completed online and sent via e-mail services. The total number of completed surveys is 251, with a response rate of 19%.

**Executive Summary.**

Ranking (in points out of 4)

- 1) **Neglected abused children** (3.25 points out of 4).
- 2) **Anti-crime program / Libraries** (3.08)
- 3) **Street improvements** (3.06)
- 4) **Abandoned lots cleanup** (3.04)
- 5) **Health services / Trash removal** (3.00).
- 6) **Job creation & retention** (2.99)
- 7) **Energy efficient improvement** (2.95)
- 8) **Youth activities** (2.90)
- 9) **Fire station equipment** (2.85)
- 10) **Employment training** (2.83).
- 11) Senior housing (2.82)
- 12) Park & recreation facilities (2.81)
- 13) Mental health services (2.80)
- 14) Homeless shelters/ Health care facilities (2.78)
- 15) Domestic violence (2.76)
- 16) Housing for disabled / Youth centers (2.75)
- 17) Centers services for disabled (2.71)
- 18) Transportation services (2.69)
- 19) Code enforcement / water & sewer improvement (2.66)
- 20) Child care services (2.64)
- 21) Senior activities (2.63)
- 22) Substance abuse services (2.61)
- 23) Homeownership assistance/ Senior citizens/ Affordable rental housing (2.59)
- 24) Sidewalk improvement (2.58)
- 25) Child care centers (2.56)
- 26) Parking facilities (2.55)



- 27) Residential rehabilitation (2.53)
- 28) Street lighting (2.51)
- 29) Fair housing/ Start up business assistance/ Accessibility improvements (2.50)
- 30) Drainage improvements (2.49)
- 31) Small business loans (2.48)
- 32) HIV / AIDS (2.45)
- 33) Commercial industrial rehabilitation (2.44)
- 34) Single family housing (2.40)
- 35) Graffiti removal (2.34)
- 36) Residential historic preservation (2.33)
- 37) Lead based paint test & abatement (2.30)
- 38) Community centers/ Façade improvement (2.29)
- 39) Non-residential historic preservation/ Legal services (2.26)
- 40) Tree planting (2.24)
- 41) Large family housing (2.21)
- 42) Business mentoring (2.13)

### **Residents who responded by proposing other needs and making additional comments**

A great part of the respondents proposed improvements in Police Services, particularly increasing the number of patrols, putting a stop to drug dealers, getting beggars off the streets and enforcing driving and parking laws. Supplying better equipment for the police officers was also mentioned.

Increase in public schools' budget was the next concern.

Many respondents draw special attention to supporting the Russell Library in the first place as "crucial for the community."

A majority wants to see city taxes lowered, including a separate request from veterans.

Mental Health Housing for physically disabled and Health care for citizens without insurance were also considered important as well as Family Learning Programs.

In some responses more recreational facilities were proposed, including Youth Centers & Youth Activities, a new swimming pool, new soccer fields for Country Club Road, park playgrounds and boat tours.

More shopping places in Middletown, perhaps a new department store, is the target for some respondents

Among other issues were improvements in leaf and garbage pickup, better childcare services and improving city sidewalks.

**Category ranking**

**Community Facilities**

1. Libraries (3.08)
2. Fire Stations & Equipment (2.85)
3. Park & Recreation Facilities (2.81)
4. Health Care Facilities (2.78)
5. Youth Centers (2.75)
6. Senior Centers ((2.59)
7. Child Care Centers (2.56)
8. Community Centers (2.28)

**Community Services**

1. Anti-Crime Programs (3.08)
2. Health Services (3.00)
3. Youth Activities (2.90)
4. Mental Health Services (2.80)
5. Transportation Services (2.69)
6. Child Care Services (2.64)
7. Senior Activities (2.63)
8. Legal Services (2.26)

**Infrastructure**

1. Street Improvements (3.06)
2. Water/Sewer Improvements (2.66)
3. Sidewalk Improvements (2.58)
4. Street Lighting (2.51)
5. Drainage Improvements (2.49)

**Neighborhood Services**

1. Cleanup of Abandoned Lots & Buildings (3.04)
2. Trash & Debris Removal (3.00)
3. Code Enforcement (2.66)
4. Parking Facilities (2.55)
5. Graffiti Removal (2.34)
6. Tree Planting (2.24)

**Special Needs Services**

1. Neglected/Abused Children Centers & Services (3.25)
2. Homeless Shelters/Services (2.78)
3. Domestic Violence Services(2.76)
4. Center/Services for Disabled (2.71)
5. Substance Abuse Services (2.61)
6. HIV/AIDS Centers & Services (2.45)
7. Accessibility Improvements (2.50)

**Business & Jobs**

1. Job Creation/Retention (2.99)
2. Employment Training (2.83)

3. Start Up Business Assistance (2.50)
4. Small Business Loans (2.48)
5. Commercial/Industrial Rehabilitation (2.44)
6. Facade Improvements (2.29)
7. Business Mentoring (2.13)

**Housing**

1. Energy Efficient Improvements (2.95)
2. Senior Housing (2.82)
3. Housing for Disabled (2.75)
4. Affordable Rental Housing / Homeownership Assistance (2.59)
5. Residential Rehabilitation (2.53)
6. Fair Housing (Anti-Discrimination) (2.50)
7. Single Family Housing (2.40)
8. Residential Historic Preservation (2.33)
9. Lead-Based Paint Test/Abatement (2.30)
10. Non-Residential Historic Preservation (2.26)
11. Large Family Housing (2.21)

Department of Planning, Conservation, & Development  
Community Development Division

**B. CDBG MEETING- January 12, 2005**

**Attendance:**

David Shumway	347-8686	American Red Cross
David Martineau	560-4100	Mercy Housing
Debra Hopkins	346-6757	Hopkins Int./ Rep HOPE
Norman Bishop	704-8067	Positive Solutions, Inc.
Wendy Black-Nasta	347-4219	Artists for World Peace, Inc.
William Savinelli	346-0300 Ext 163	Rushford Center
Louise Russo	346-5886	Russell Library, Rdvp Arts & Culture
Laura Martino	344-6203	Middlesex Hospital
Phil Cacciola	344-3492	City of Middletown
Dean Wilborn	347-6924	Middlesex Chamber
James Lessor	347-6924	Middlesex Chamber
William Vasiliou		Middletown Housing Authority
Bob Spencer	347-5661	St. Luke's Church
Michele Waldner	344-9599	New Horizons
Calvin Price	704-2110	Liberty Bank
Jerry Brossin	343-9640	Early Head Start
Jim Shiels	347-0337	Literacy Volunteers
Edward Dypa	347-1511	Senior Affairs Commission
John C. Hall	346-6657 Ext 13	Jouch Center for Earth and Art
Susan Brown	347-6143	Jouch Center for Earth and Art
Mimi Rich	347-6143	Oddfellows Play House
Cathy Crimmins Lechowicz	685-2841	Wesleyan University- OCS
Ricardo C. Morris	685-7870	Green Street
John Hennelly	638-1420	Middletown Public Schools
Gregory Winboue	347-1292	66 Frissell Ter. 06457
Phyllis Pollock	347-4465	Community Renewal Team
Elizabeth K. Nocera	638-1419	Middletown Public School/ Council
Joan Shea	203-235-2583x19	Kuhn Employment Opportunities
Arthur Myers	347-0196	Russell Library
Fran Gangul	347-2008	Arts & Culture Dept. Of Health
Justin Carbonella	346-8695	Mx. United Way
Kevin Wilhelm	346-8695	Mx. United Way
Todd Francini	347-4465 Ext 248	Community Renewal Team
Rev. John Hall	346-6657	First Church of Christ
Walt Truscinski	343-5701	Middlesex Community College
Winifred Standish	343-5716	Middlesex Community College
Lisa Sartorius	343-5305	Gilead
Carl Rodenhizer	343-5503	The Connection
Rev. Sandra Pastell	685-1936	Minister/Church
Samuel Jones	343-8012	Middletown Fire Dept Asst Fire Marshall
Kim Earles	343-5300	Gilead
Ben Shoemaker	343-9739	DRP
Tom Hardin	344-3513	Senior Services
Colleen Maniscalco	343-6620	Park & Rec. Dept City of Middletown
Lew Slotnick	347-8060	United Labor Agency

**CDBG MEETING  
January 12, 2005**

**NEEDS:**

**How have the needs changed?  
How will the needs change?  
Where is the most need?**

**Affordable Housing:**

Dave Martineou- Suggested more involvement with the State of Connecticut's plan to increase affordable housing by 10,000 units.

Joan Shea- Suggested that there be additional services. There needs to be more support services for those leaving hospitals and assisted living.

William Vasiliou- Feels that more focus needs to be put on those that are impaired.

Calvin Price (Liberty Bank)- More money should be focused on setting up programs for more homeownership and renting of housing. Also, there is also a lot of federal money that can be allocated to these programs.

American Red Cross- Feels homelessness is a huge issue that needs to be addressed. Believes the City needs to get more involved. That there are plenty of support services as far as housing programs but more people need to get involved and help the homeless people.

Carl Rodenhizer- Feels that the statewide campaign is maintained in Middletown and also 1<sup>st</sup> Time homeownership plans need to be implemented. There need to be more programs and strategies to help 1<sup>st</sup> time owners to obtain and maintain ownership.

**Changes-**

Bob Spencer- Believes that the biggest change in the next 5 years will be the demographics with the largest growth of 65+ within the projected 20-year period. Believes this will affect housing and other issues regarding senior citizens in the future.

Jonas Center- Feels that another issue will be energy efficiency.

**Ant-Poverty**

Bill Vasiliou- Argued that there is a lack of entry-level jobs and entry-level positions. He goes on to say that with childcare being so expensive it is hard for a single mother or parent working an entry-level job does not make enough to support their child.

Chamber of Commerce- Added that transportation for jobs is an issue. People can get the entry-level jobs but do not have the proper resources to get back and forth to work.

CRT- Adds that people are not offered the proper support systems when obtaining these jobs. People are left on their own to fend for themselves but some people need a support system to keep them on the right path.

John Hennelly- Feels that affordable childcare needs to be addressed.

Norman Bishop- Argues that technology is a factor.

Senior Commission- Feels that unemployment is an issue and also senior citizens who are on fixed incomes that have to alter their lifestyles when taxes go up and the living expense goes up.

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Community Development Division

CRT- There needs to be childcare provided for those who work 2<sup>nd</sup> shift jobs after 5pm.

**Changes-**

Education- major factor, there is becoming more of a gap from people with higher education to those with a high school GED. There needs to be more job training and degree programs for those who need the education.

Retraining- in the fields of work need to be addressed.

**Special Needs:**

John 1<sup>st</sup> Church- there is a gap from entry level to high tech jobs. We need to help those in the middle.

Bob Spencer- feels we are turning our backs on the older generation and that needs to be addressed.

Art Meyers- mobility there needs to be more physical and technological resources to help people.

**Economic Development:**

Social services- tremendous growth

Lew Slovic- need to address small business loans.

Sam Jones- Feels Fire Safety is a huge issue. That all existing and new buildings and dwellings need to be up to fire code and inspected. Used example of the recent Hillside Avenue fire that displaced families. Feels the displacement of families and businesses waists the tax dollars and needs to be addressed.

Rick Carta- Suggests that Incubators for small businesses be put into place. This will aid technical support and give the education and tools necessary for someone to own and maintain a business. Believes this will help the turn around in small businesses closing.

Jonas Center- Feels that Middletown needs to have more natural resources and use the riverfront as a destination and attraction for people to come to Middletown. Addresses the fact that Middletown has no bike path or any form of access to the river.

**Other Needs-**

Middlesex Community College- Allied Health Workers. There are not enough certified workers in the Vet, nursing, dental assistant jobs. Claims those nurses leaving nursing are going to need to be nursed in the future and there is a lack of people in these jobs. These jobs are entry-level jobs and some obtainable with just a GED. These are also jobs where people can move up on the latter and eventually get training for higher paid jobs.

Tom Hardin- Feels we have an excellent hospital but feels that the resources are expensive for people. There need to be special medical services for transportation.

M. Rich- Feels that programs are needed to keep kids off the streets. Kids need to be constructively involved in a program to stay out of trouble. Transportation for these programs is a problem and should be addressed.

Phil Cacciola- Argues that we need a "Safe City" and "Clean City"

E. Nocera- Addresses the issue of family learning programs. More people need to be aware and have the ability to run a family properly. Adult literacy needs to be addressed more. Programs

like school readiness helps those 3-5 year old kids but there needs to be early age programs set up as well. The sooner training and education can be maintained the better off a person will be.

Michelle Water, New Horizons- "Think outside the box". Can we connect each others programs. We should invest in the community. Specifically the elderly have so much to offer, can we put together programs where the elderly aid those younger with the return of transportation. Can we combine those programs with needs?

Youth Center- There need to be more programs of youths at High Risk. Not enough programs and more programs of tutoring and training need to be offered.

Non Profit programs providing food.

Rev. Sandra Pastell- Feels that many kids with special needs "fall through the cracks". Those with learning disabilities are being put off to the side. There is not enough funding and money in the budget to support these children.

## **STRATEGIES:**

### **Affordable Housing**

Red Cross- supportive housing coalition

Bill Vasiliou- Makes the point that one or two projects is good but that the political aspect cannot be ignored, that there the amount of people without housing outweighs the amount of families actually getting help.

E. Nocera- Habitat for Humanity/Wesleyan University partnerships

Carl Connection- Suggests that all organizations and agencies in the room email each other their programs.

### **Anti-Poverty**

Lew Slovic- His program is willing to help.

Kathy, Wesleyan- Provide a new living wage that benefits people more. Also, collaborative work from basic to higher education.

Middlesex Hospital- transportation and childcare

Support from Middletown Area Inter-Agency Council, 35 yrs of support.

There aren't true partnerships between the City and Businesses. Incentives need to be made to establish initiatives such as tax credits and benefits. Make a linkage and line of communication between the two groups.

### **Special Needs**

Additional Support systems

### **Economic Development**

Incubator

Small Business Loans

### **Other Needs**

St Luke's- Wesleyan, St Luke's and City of Middletown have a good partnership to model off of.

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1<sup>st</sup> Church- Caseworkers need to be used to help filter people through the system to find the right programs for each individual person/family. People need individual help to walk through the system.

Carl Rodenhizer- Case workers are needed but the funding is needed for that as well.

- Working class needs to be addressed
- Legal aid for people
- Organizations and agencies need to utilize their contacts to help direct people



**C. Consultations**

12/06/2005- Mayor's Group A Meeting

Discussed the goals of the Consolidated Plan and discussed existing needs in the City.

12/06/2005- Mayor's Group C Meeting

Discussed the goals of the Consolidated Plan and discussed existing needs in the City.

12/07/2005- Mayor's Group B Meeting

Discussed the goals of the Consolidated Plan and discussed existing needs in the City.

01/31/2005- Kuhn Employment- Robert Stephens

Discussed new facility in Meriden, Middletown's Mobile Worker Crew program, Possible Ben & Jerry's entrepreneurial project in association with The Connection, Inc., Locational mentor program.

02/01/2005- H.O.P.E., Inc.- Moser Harvill

Discussed possible affordable housing projects and possible sites for rehabilitation for affordable homeownership.

02/01/2005- BroadPark and The Richman Group

Discussed the North End Housing Project.

02/03/2005- Middletown Public Schools- Carol Parmelee-Blancato & Donna Marino

Discussed public school programs.

03/30/2005- Middletown Housing Authority- Bill Vasillou

Discussed the MHA's Housing for the Sensory Impaired, Senior Center, and a possible Spear Park project.

03/31/2005- Liberty Bank- Calvin Price & Ivonne Vasquez

Discussed Middletown Down Payment Assistance Loan Program, lack of inventory could make it necessary to revisit condo prohibition. Discussed the possibility to create a loan guarantee model to finance the loans for Down Payment Assistance and Residential Rehabilitation Loans. Discussed better marketing of the program, possibly use the Park and Rec. brochure.

04/01/2005- Gilead, Barry Simon

Discussed the desire on Gilead's part to create ten units of affordable housing, in two structures, Discussed the possibility of the city assisting in the transfer of property from walk-away landlords, or acquisition through blighted or drug arrest laws.

04/01/2005- St. Luke's, Robert Spencer

Discussed St. Luke's existing Broad Street Elderly Housing site, which needs new windows, boilers, gutters and improved handicapped accessibility. St. Luke's sees a need to increase their units in Middletown from 25 to 45 to meet increasing demand for affordable elderly housing. Discussed St. Luke's volunteer program that serves 65 people.

04/01/2005- Russell Library, Arthur Meyers

Discussed possible projects for the library since as a general public facility the library was ineligible for CDBG funding. Discussed possible neighborhood type facility that could be set up in the North End. Discussed the library's ability to help in employment services and training.

04/04/2005- Middlesex United Way- Kevin Wilhem

Discussed United Way's three initiatives relating to substance abuse, mental health and affordable housing. United Way is working at coalition building and providing seed money for these initiatives. The United Way also acts in support for the Middlesex Supportive Housing Coalition, which is directed at providing services to the homeless in Middlesex County.

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04/04/2005- St. Vincent DePaul, Amazing Grace- Peter Harding

Discussed number of households benefiting from Food Pantry and Soup Kitchen, and the needs for both programs. The Food Pantry needs a salaried part-time worker and a its needs to relocate to a location with a loading-dock. The Soup Kitchen building is in need of renovation. There is also a great deal of need for the rental assistance program.

04/05/2005- Middlesex Community College- Winnie Standish & Walter Truczinski

Discussed current programs offered by the College, such as Allied Health, AutoCAD, Persicion Machine Institute and veterinary assistant.

04/05/2005- Nehemiah Housing- Michael Taylor

Discussed the deconcentration of the Green Street Building, and trying to scatter site the 11 units that Nehemiah has contracted with the State. It costs about \$175,000 to acquire and rehab a new unit for transitional housing.

04/05/2005- Middletown Department of Parks & Recreation- Wes Downing & John Milardo

Discussed the difficulties in securing funding for Park and Recreation projects. Veterans' Park in is need to a complete renovation, to restore the baseball fields, ice skating rink, expand picnic area.

04/08/2005- The Connection Inc.- Peter Nucci & Carl Rodenhizer

Discussed the possibility of Middletown doing a consortium with Meriden to receive HOME funds, and the Connection could have a role in developing a project that would assist in City's goal in securing the initial funding for a Meriden-Middletown HOME consortium. One possible location for a project could be on Portland Street. In order for the Connection to do homeownership projects for low- and moderate-income residents, acquisition costs need to be low, preferably the City would transfer a parcel or blighted building for \$1. Other initiatives discussed are the Connection's Licensed Residential Treatment facilities, the Eddy Shelter, Pilot grants, the national initiative to end homelessness, and the need for a safe house for Middletown youth.

04/11/2005- Economic Development Committee- Rick Kearney

Discussed the JOBs Loan program. Expected that only \$10,000 is needed on hand and not more than one loan per year will be given out.

05/25/2005- Connecticut Department of Economic and Community Development

Discussed the possibility of Middletown having its entitlement removed and therefore taking part in the Small Cities program. Discussed possible HOME projects that could happen in conjection with Broad Park Development Corporation that could also grandfather a Middletown-Meriden Partnership and a Participating Jurisdiction. Discussed the American Dream Down Payment Initiative that Middletown residents could take advantage of by applying to the State. DECD encouraged Middletown to review the recently adopted Slum regulation, to see if it could be a tool for redevelopment. Discussed energy conservation loans, the Connecticut Housing Investment Fund, Cooperative for Independent Living.

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**D. List of projects identified form consultations**

Organization	Project Name	Amount	Type of Project	Proposed Output	Obj, #
Middletown Public Schools	Parent Leadership Training	\$25,000	Public Service	40 households	24
Middletown Public Schools	School Readiness	\$25,000	Public Service	40 households	24, 28
M. Housing Authority	Sensory Impaired Housing	\$1.8 million	Housing	16 new units	6
M. Housing Authority	Senior Center Renovation	NA	Public Facility	1 existing facility	20
M. Housing Authority/ City	Spear Park Project	NA	Housing/Retail	1 new facility	
City/Richman/ NEAT	North End Housing-Rental	\$20 million	Housing	96 units- rental	17
City/BroadPark/ NEAT	North End Housing-Homeownership	\$5 million	Housing	44 units-homeownership	17
Kuhn Employment	Middletown Mobile Work Crew	\$30,000	Public Service	15 jobs for disabled	21
Kuhn Employment/The Connection Inc.	Ben & Jerry's Project	NA	Job Creation/ Public Service	5 new jobs	21
Kuhn Employment	Locational Mentor Project	\$30,000	Public Service	15 disabled persons	
Liberty Bank/City	Down Payment Assistance Loan Program	\$250,000	Housing	25 new loans	13, 16
City	Residential Rehabilitation Loan Program	\$250,000	Housing	25 new loans	7, 12
The Jonah Center	Jonah Center	NA	Econ. Dev.	1 new facility	
Liberty Bank/ City	Loan Guarantees-Down Payment Assistance Loan Program	\$200,000	Housing	20 new loans	15
Liberty Bank/ City	Loan Guarantees-Residential Rehabilitation Loan Program	\$200,000	Housing	20 new loans	15
Gilead Community Services	Affordable Rental Housing	\$600,000	Housing	10 new units	11
Gilead Community Services	Kitchen Renovation	NA	Housing	1 existing unit	20
Gilead Community Services	Fire Escape Project	NA	Housing	1 existing unit	20
St. Luke's	Aging Study	\$5,000	Planning	1 study	27
St. Luke's	Broad Street Improvements-Windows	\$50,000	Housing	25 existing unit	20
St. Luke's	Expansion Project- 20 new units	NA	Housing	20 new units	6
St. Luke's	Volunteer Program	\$10,000	Public Service	40 seniors	
Russell Library	Children's Mezzanine	\$80,000	Public Facility	1 existing facility	20
Russell Library	Computer Training	\$20,000	Public Service	40 people	21
Russell Library	Technology Access Service	\$50,000	Public Service	40 people	20
Russell Library	Collaboration with Side Street to Main Street	\$50,000	Public Service/ Job Creation	25 new jobs	
Russell Library	Elderly Services	\$20,000	Public Service	30 seniors	
Russell Library	Lobby Accessibility Study	\$10,000	Planning	1 new plan	20
Russell Library	Lobby Accessibility Renovation	\$200,000	Public Facility	1 existing facility	20
Middlesex United Way	Mental Health Program	NA	Public Service	30 individuals	
Middlesex United Way	Substance Abuse Program	\$85,000	Public Service	30 individuals	9
Middlesex United Way	Affordable Housing Project	NA	Public Service	50 households	11
Middlesex Supportive Housing Coalition	Supportive Housing Coalition	\$1 million	Housing/ Public Service	20 units-homeless	1, 2, 3, 4, 5

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St. Vincent DePaul	Amazing Grace- Part-Time Staff	\$20,000	Public Service	600 Households	26
St. Vincent DePaul	Amazing Grace- Site Acquisition	\$300,000	Public Facility	600 Households	20
St. Vincent DePaul	Soup Kitchen	\$50,000	Public Service	85,000 meals-homeless	26
St. Vincent DePaul	Rental Assistance	NA	Housing/ Public Service	NA	26
St. Vincent DePaul	Building Renovation	\$150,000	Public Facility	1 existing facility	20
Middlesex Community College	Precision Machining Institute	\$72,500	Public Service	50 students	21
Middlesex Community College	Veterinary Assistant Program	\$50,000	Public Service	50 students	21
Middlesex Community College	Certified Nurse Aide	\$50,000	Public Service	50 students	21
Middlesex Community College	Licensed Practical Nurse	\$50,000	Public Service	50 students	21
Middlesex Community College	Dental Assistant	\$50,000	Public Service	50 students	21
Middlesex Community College	Pharmacist Technician	\$50,000	Public Service	50 students	21
Middlesex Community College	Scholarships	\$100,000	Public Service	15 students	21
Nehemiah Housing Corp.	Project Abode	80,000	Housing	6 units	10
Nehemiah Housing Corp.	Site Acquisition	\$350,000	Housing	2 units	10
Dept. of Parks & Recreation	Veteran's Park Renovation	\$50,000	Public Facility	1 existing facility	20
Dept. of Parks & Recreation	Palmer Field ADA Accessibility	\$50,000	Public Facility	1 existing facility	20
The Connection Inc/ City	Portland Street Housing	NA	Housing	10 rehabed or new units	11
The Connection Inc	Eddy Shelter	\$30,000	Public Facility	1 existing facility	20
The Connection Inc	Residential Treatment Facilities	NA	Public Facility/Housing	1 new facility	9
The Connection Inc	Nat'l Homeless Initiative	NA	Housing	NA	
The Connection Inc	Youth Safe House	NA	Public Facility	1 existing facility	24
The Connection Inc	Pilots and CHFA	NA	Housing	20 new units	
Dept. of Water & Sewer	Ferry Street Water and Sewer Pipes upgrade	\$45,000	Infrastructure	1 existing facility	19
Chamber of Commerce	Worker Prep Program	\$150,000	Public Service	100 jobs	21
City/ Chamber of Commerce	New Downtown Parking	\$10 million	Public Facility	1 new facility	19
Middletown ADA Coordinator	Main Street Curbcuts	\$15,000	Public Facility	1 existing facility	19
Middletown ADA Coordinator	Downtown Handicapped Parking	\$10,000	Infrastructure	1 existing facility	19
Dept. of Planning, Con. & Dev.	Remington Rand Building	\$500,000	Econ. Dev./ Public Facility	1 existing facility	31
Dept. of Planning, Con. & Dev.	JOBS Loans	\$50,000	Econ. Dev.	5 jobs	36
Dept. of Planning, Con. & Dev.	Reinvest	\$50,000	Econ. Dev.	5 jobs	35
Dept. of Planning, Con. & Dev.	Waterfront Development	\$20 million	Econ. Dev./ Public Facility	1 new development	33
NEAT	Community Organizing	\$15,000	Public Service	300 households	29
NEAT/ Police Dept.	Safety Partnership	\$5,000	Public Service	300 households	17, 22
City/ NEAT/ Police Dept.	North End Security Cameras	\$30,000	Public Facility	300 households	17, 22
Positive Solutions	PSI Job Training Program	\$40,000	Public Service	15 persons with HIV/AIDS	21
Positive Solutions	New Facility Acquisition	\$180,000	Public Facility-HIV/AIDS	1 new facility	20
Mercy Housing	Shepherd Home-Feeding the Homeless	\$5,000	Public Service	200 homeless	26
Mercy Housing	Shepherd Home- Air-conditioning	\$20,000	Public Facility-Homeless	1 existing facility	20
Community Health Center	Handicapped Accessibility	\$60,000	Public Facility	1 existing facility	20, 25
I Have A Friend Youth Center	Family Enhancement Project	\$30,000	Public Service	28 households	24

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Human Relations Dept.	Fair Housing	NA	Public Service	NA	39
City/Richman	North End Community Garden/ Playground	\$50,000	Public Facility	300 households	18
Dept. of Planning, Con. & Dev.	Miller/Bride Plan	\$1 million	Housing	17 households	18
Habitat for Humanity	Building Homeownership Homes	NA	Housing	2 units	14
Health Dept.	Lead Screenings	\$15,000	Public Service	50 households	37, 38

Department of Planning, Conservation, & Development  
Community Development Division

**E. Public Hearing Minutes- June 29th**

**City of Middletown  
Citizens' Advisory Committee**

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Minutes

*June-29-2005*

**Present**

L. Wallace, Chair  
S. Englehardt, Vice Chair  
B. Plum  
D. Mitkoski  
A. Kelly  
R. Bantum  
E. Roberts  
E. Noglow  
A. Watson  
V. Amato  
A. Marino  
R. Pelletier

**Absent**

J. Robinson  
E. Bogdan  
L. Caditz-Peck

**Also Present**

M. Wackers

L. Wallace called the meeting to order at 5:02PM.

L. Wallace called for motions on the minutes from the last meeting. V. Amato moved to accept the minutes as presented. B. Plum seconded and the Committee approved the motion unanimously.

The first item on the agenda the Public Hearing for both the Consolidated Plan and the Annual Action Plan. See no public present to comment on either plan L. Wallace closed the public hearing.

The second item on the agenda was a request from St. Luke's who had just been awarded a grant for \$5,000 to conduct a study to find the effects of the aging population in Middletown. Since St. Luke's executive director would no longer be with the organization, he proposed having Middletown's Department of Senior Services takeover responsibility for the program. The main premise for this transfer was that it could take St. Luke's sometime to find a new executive director and therefore this project could be delayed. The Committee decided that St. Luke's has more staff than the executive director and therefore someone else in the organization should be able to take this project on. The committee decided not to make any motions, and if the St. Luke's was unable to perform than either an extension could be given or the funds could be reprogrammed.

There being no further business, the committee adjourned, upon a motion by B. Plum. D. Mitkowski seconded the motion and the Committee approved the motion unanimously. The meeting adjourned at 5:15pm.

Respectfully submitted,

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Michiel Wackers  
Deputy Director of Planning, Conservation and Development

Consolidated Plan 2005-2010  
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IV. Middletown Housing Authority Five-Year Plan

<b>MASTER LIST OF SPECIFIED AFFORDABLE HOUSING IN MIDDLETOWN</b>			
<b>Name</b>	<b>Type</b>	<b>Location</b>	<b># Units</b>
<b>Elderly</b>			
Heritage Commons	Elderly	38 Boston Road	28
Luther Manor	Elderly	624 Congdon Street	45
Marino Manor	Elderly	1361 Randolph Road	40
Newfield Towers	Elderly	220 Newfield Street	100
Old Middletown High	Elderly/Disabled	251 Court Street	69
Pond View Apts.	Elderly/Disabled	335 Butternut Street	52
Sbona Towers	Elderly	40 Broad Street	126
Shiloh Manor	Elderly	330 Butternut Street	41
South Green	Elderly	65 Church Street	125
St. Luke's	Elderly	144 Broad Street	25
Stoneycrest Towers	Elderly	352 Newfield Street	100
		<b>Total Elderly</b>	<b>751</b>
<b>Family/Other</b>			
Alder House	Artist Co-op	Main Street	14
Bayberry Crest	Family	192 Plaza Drive	152
Berlin & Silver Street			3
Forge Square		South Main Street	81
Green Court	Family	11-20 Green Street	4
Habitat House 1	Family	141 Hotchkiss Street	1
Habitat House 2	Family	141 Berlin Street	1
Habitat House 3	Family	460 Washington Street	1
Habitat House 4	Family	5 Afton Terrace	1
Liberty Commons	SH	8 Liberty Street	40
Maplewood Terrace	Public Housing	23 Maplewood Terrace	50
Meadoway Gardens	Family	100 Rose Circle	100
Middletown Housing	Non-Profit Trust	Military Road	16
Moderate Rental		Daddario, Santangelo, Keift Road	198
New Meadows	Family	1 Plaza Drive	191
Rockwood Acres	Family		97
Rose Gardens	Family	184 Rose Circle	120
Rushwood Center	Family	1250 Silver Street	18
Santangelo Circle	Family		25
Sunset Ridge			76
Summer Hill Apts.	Family	716 Bartholomew Road	104
Traverse Square	Public Housing	Williams Street	60
Wadsworth Grove	Family	1 McKenna Drive	45
Westfield			83
Willowcrest Apts.	Family/Rehab	Stoney Crest Drive	151
Woodbury Apts.	Family	818 Bartholomew Road	188
Woodrow Wilson	Family	339 Huntington Hill Avenue	48
YMCA	Single Resident	99 Union Street	64
		<b>Total Family</b>	<b>1932</b>
<b>Section 8 Vouchers</b>			
Section 8 Vouchers		Scattered	801
		<b>Total Section 8 Vouchers</b>	<b>801</b>
		<b>Total Elderly, Family, Section 8</b>	<b>3484</b>
<b>Transitional Living/Shelter</b>			
38-40 Ferry Street	Family, SP	38-40 Ferry Street	4
Community Health Center 1	Shelter (Beds)		10
Community Health Center 2	Transitional (Beds)		14
Connection Women's and Children Shelter	Transitional (Beds)		15
Eddy Shelter	Shelter (Beds)	1 Labella Circle	30
Gilead Community Services	Beds		14
Green Court/Nehemiah	Family, SP (Beds)	11-20 Green Street	14
Rainbow Court	Limited Equity Co-op		4
Red Cross Shelter 1	Transitional	Scattered	6
Red Cross Shelter 2	Shelter	118 Daddario Road	42
Rushford Center	Half-Way House (Beds)	1250 Silver Street	20
The Sheperd Home	Transitional	112 Bow Lane	70
YMCA Youth Shelter	Beds	99 Union Street	11
		<b>Total Transitional/Shelter</b>	<b>254</b>
		<b>Total All</b>	<b>3738</b>

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V. Quartile Ranking of Census Tracts

At the time of the 2000 U.S. Census, the concentration of low- and moderate-income households exceeded 51% of the total population in 11 of the City's 29 census block groups, which qualifies them as low- and moderate-income areas for the purposes of the Community Development Block Grant (CDBG) Program. For some communities HUD provides a method to qualify additional Census Block groups, by something called quartile ranking.

Quartile ranking, under CDBG, HUD also recognizes an area as low- and moderate-income if the concentration of low- and moderate-income households therein is equal to or greater than that of the census block group with the lowest percentage of low- and moderate-income households that still falls within the top quartile (or top 25%) of all block groups within a jurisdiction when sorted by the rate of low- and moderate-income concentration.

However, based on data provided by HUD, in Middletown this does not result in the ability to qualify additional Census block groups since more than a quarter of our block groups exceed 51% low- and moderate-income population. In the future if Middletown continues to improve as a community it maybe necessary to qualify block groups under this method.

Low & Mod Residents	Total Population	Low & Mod Percentage	Census Tract	Census Block	Quartile
47	47	100.00%	5418	9	-
652	779	83.70%	5416	1	-
331	459	72.11%	5416	2	-
874	1220	71.64%	5411	1	-
821	1199	68.47%	5414	5	-
1049	1543	67.98%	5417	2	-
742	1130	65.66%	5411	2	-
772	1265	61.03%	5419	2	Top Quartile
575	972	59.16%	5415	1	
808	1449	55.76%	5417	1	
855	1667	51.29%	5421	9	
983	2060	47.72%	5414	4	
1639	3456	47.42%	5412	1	
460	1011	45.50%	5421	2	
346	761	45.47%	5415	2	
642	1468	43.73%	5420	3	
351	804	43.66%	5421	1	
636	1582	40.20%	5419	4	
326	852	38.26%	5419	1	
631	1698	37.16%	5420	2	
313	1142	27.41%	5420	1	
688	2523	27.27%	5413	1	
434	1920	22.60%	5419	3	
736	3426	21.48%	5413	2	
335	1875	17.87%	5414	2	
186	1149	16.19%	5414	3	
259	1630	15.89%	5422	9	
155	1016	15.26%	5412	9	
136	1189	11.44%	5414	1	



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VI. Sample Budgets for various funding amounts

<b>\$500,000 Grant</b>		<b>Available</b>	<b>Suggested Grant Amts.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$75,000</b>			
60% for Education & Training		\$45,000	\$22,500	2 Grants
40% Other Public Service		\$30,000	\$10,000	3 Grants
<b>Max. for Planning</b>	<b>\$100,000</b>			
80% General Administration		\$80,000	\$80,000	1 Grant
20% or less for Other Planning Projects		\$20,000	\$10,000	2 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$80,000</b>			
75% for Neighborhood Rebuilders		\$60,000	\$60,000	1 Grant
25% or less for Other S&B Projects		\$20,000	\$10,000	2 Grants
<b>Other Projects</b>	<b>\$245,000</b>			
50% for Housing Rehab		\$122,500	\$61,250	2 Grants
35% for Public Facilities		\$85,750	\$21,437.50	4 Grants
15% for Other Projects		\$36,750	Discretionary	Discretionary

<b>\$400,000 Grant</b>		<b>Available</b>	<b>Suggested Grant Amts.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$60,000</b>			
70% for Education & Training		\$42,000	\$21,000	2 Grants
30% Other Public Service		\$18,000	\$9,000	2 Grants
<b>Max. for Planning</b>	<b>\$80,000</b>			
90% General Administration		\$72,000	\$72,000	1 Grant
10% or less for Other Planning Projects		\$8,000	\$8,000	1 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$64,000</b>			
75% for Neighborhood Rebuilders		\$48,000	\$48,000	1 Grant
25% or less for Other S&B Projects		\$16,000	\$8,000	2 Grants
<b>Other Projects</b>	<b>\$196,000</b>			
50% for Housing Rehab		\$98,000	\$49,000	2 Grants
35% for Public Facilities		\$68,600	\$17,150	4 Grants
15% for Other Projects		\$29,400	Discretionary	Discretionary

<b>\$300,000 Grant</b>		<b>Available</b>	<b>Suggested Grant Amts.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$45,000</b>			
55% for Education & Training		\$24,750	\$24,750	1 Grants
45% Other Public Service		\$20,250	\$10,125	2 Grants
<b>Max. for Planning</b>	<b>\$60,000</b>			
100% General Administration		\$60,000	\$60,000	1 Grant
0% for Other Planning Projects		\$0	\$0	2 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$48,000</b>			
75% for Neighborhood Rebuilders		\$36,000	\$36,000	1 Grant
25% or less for Other S&B Projects		\$12,000	\$6,000	2 Grants
<b>Other Projects</b>	<b>\$147,000</b>			
50% for Housing Rehab		\$73,500	\$73,500	1 Grants
35% for Public Facilities		\$51,450	\$17,150	3 Grants
15% for Other Projects		\$22,050	Discretionary	Discretionary

<b>\$200,000 Grant</b>		<b>Available</b>	<b>Suggested Grant Amts.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$30,000</b>			
70% for Education & Training		\$421,000	\$21,000	1 Grant
30% Other Public Service		\$9,000	\$3,000	3 Grants
<b>Max. for Planning</b>	<b>\$40,000</b>			
100% General Administration		\$40,000	\$40,000	1 Grant
0% for Other Planning Projects		\$0	\$0	1 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$32,000</b>			
75% for Neighborhood Rebuilders		\$24,000	\$24,000	1 Grant
25% or less for Other S&B Projects		\$8,000	\$8,000	1 Grant
<b>Other Projects</b>	<b>\$98,000</b>			
50% for Housing Rehab		\$49,000	\$49,000	1 Grant
40% for Public Facilities		\$39,200	\$39,200	1 Grant
10% for Other Projects		\$9,800	Discretionary	Discretionary

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<b>\$100,000 Grant</b>		<b>Available</b>	<b>Suggested Grant Amt.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$15,000</b>			
80% for Education & Training		\$21,000	\$12,000	1 Grant
20% Other Public Service		\$3,000	\$3,000	1 Grant
<b>Max. for Planning</b>	<b>\$20,000</b>			
100% General Administration		\$20,000	\$20,000	1 Grant
0% or less for Other Planning Projects		\$0	\$0	0 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$16,000</b>			
0% for Neighborhood Rebuilders		\$0	\$0	0 Grants
100% or less for Other S&B Projects		\$16,000	\$16,000	1 Grant
<b>Other Projects</b>	<b>\$49,000</b>			
0% for Housing Rehab		\$0	\$61,250	0 Grants
50% for Public Facilities		\$24,500	\$24,500	1 Grant
50% for Other Projects		\$24,500	Discretionary	Discretionary

<b>\$0 Grant</b>		<b>Available</b>	<b>Suggested Grant Amt.</b>	<b>Number of Grants</b>
<b>Max. for Public Service</b>	<b>\$0</b>			
0% for Education & Training		\$0	\$0	0 Grants
0% Other Public Service		\$0	\$0	0 Grants
<b>Max. for Planning</b>	<b>\$0</b>			
0% General Administration		\$0	\$0	0 Grants
0% or less for Other Planning Projects		\$0	\$0	0 Grants
<b>Max. for Slum &amp; Blight</b>	<b>\$0</b>			
0% for Neighborhood Rebuilders		\$0	\$0	0 Grants
0% or less for Other S&B Projects		\$0	\$0	1 Grant
<b>Other Projects</b>	<b>\$50,000</b>	Program Income Received		
50% For Homeownership		\$25,000	\$5,000 - \$10,000	2-3 Loans
50% for Housing Rehab		\$25,000	\$5,000- \$10,000	2-3 Loans
0% for Public Facilities		\$0	\$0	01 Grant
0% for Other Projects		\$0	\$0	\$0

In the case of \$0 funding, it may be possible to apply for funding from the State CDBG Small Cities funding stream for public service, public facilities, housing, planning and slum and blight projects.

VII. Local Slum and Blight Definition & Slum and Blight List

CODE of the CITY of MIDDLETOWN  
CHAPTER 120: Building Construction  
ARTICLE II Blighted Premises [Added 1-3-1989]

§ 120-18. Definitions.

For the purpose of this article, the following words and terms shall have the meanings respectively ascribed as follows:

**BLIGHTED PREMISES** — Any building or structure in which there is an extended vacancy and in which at least one of the following conditions exists:

- A. It is not being maintained.
- B. It is becoming dilapidated.
- C. It is attracting illegal activity.
- D. It is a fire hazard.
- E. It is a factor that is seriously depreciating property values in the neighborhood.
- F. It is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises within the neighborhood.

**DILAPIDATED**

- A. For unoccupied buildings or structures, any dwelling unit or nonresidential space or property in physically deteriorating condition causing unsafe, unsanitary conditions and a nuisance to the general public as determined by all applicable state and local codes, laws, ordinances and regulations.
- B. For partially unoccupied buildings or structures, any dwelling unit that does not meet minimum Housing Code standards and, in the case of nonresidential space, space that does not conform to the standard as determined by this chapter of the Middletown Code of Ordinances.

**DWELLING UNIT** — Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and/or eating. Said dwelling unit shall be maintained clean and free of debris and abandoned cars and secured against entry. All openings to the first floor and cellar/basement shall be secured. All upper floors shall comply with all state and local fire safety codes, laws, ordinances and regulations.

**EQUIVALENT AMOUNT OF NONRESIDENTIAL SPACE** — Each increment of 1,500 square feet or less shall be the equivalent of a dwelling unit for purposes of this article.

**EXTENDED VACANCY** — A period of 60 days or longer during which more than 20% of the residential dwelling units or more than 20% of the usable floor area of nonresidential space is not legally occupied. The sixty-day period shall commence from the date the last legal occupant resided in a dwelling unit or other occupied space, subject to the provisions of this article.

**LEGAL OCCUPANCY** — The human habitation of a dwelling unit that is legal by virtue of compliance with state and local building and fire safety codes, local zoning, state and local housing codes, and all other pertinent codes, laws, statutes and regulations and the supplying of proof of occupancy evidenced through a bona fide lease agreement, rent receipt or utility statement.

**NEIGHBORHOOD** — An area of the City of Middletown with characteristics that distinguish it from other areas of the City of Middletown and which may include but not be limited to distinct ethnic and/or economic characteristics, schools and/or social clubs, and/or boundaries defined by physical barriers, including but not limited to major

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highways and/or railroads and/or natural features, including but not limited to rivers and/or streams.

§ 120-19. Creation or maintenance of blighted premises prohibited.

No owner of any building or structure in the City of Middletown shall cause blighted premises to be created or maintained.

§ 120-20. Exceptions.

A. This article shall apply to all residential dwelling units and nonresidential space except:

- (1) Existing buildings and structures classified as manufacturing or as transportation use.
- (2) Owner-occupied dwelling units in one-family, two-family, and three-family units.
- (3) Dwelling units or other space in newly constructed buildings which are being rented for the first time. Only after 81% of the dwelling units have been rented for the first time will a unit or space be subject to the provisions of this article.
- (4) Dwelling units or other space as to which the owner of the same has demonstrated to the satisfaction of the Chief Building Official or his/her duly authorized designee that: (a) The dwelling unit(s) or other space is actively undergoing repairs that are required to be made to correct violations of state or local codes; or  
(b) The owner has in good faith attempted to rent the dwelling unit or other space for the sixty-day period but has been unable to do so. To establish good faith, the owner must demonstrate that all reasonable steps have been taken to advertise the availability of the space in a manner that is designed to and will have the effect of reaching that segment of the population that includes potential tenants, and that the rent asked for is not excessive based on the rents charged for other housing accommodations in the neighborhood or adjacent neighborhoods that have:
  - [1] The same number of rooms;
  - [2] The same number of bathtubs or showers, flush water closets, kitchen sinks, and lavatory basins;
  - [3] The same number of bedrooms;
  - [4] Similar services, furniture, furnishings, and equipment supplied; and
  - [5] Similar amenities provided.
- (5) Dwelling units or other space in a building that has received a certificate of compliance from the Chief Building Official or his/her duly authorized designee.

B. Exemptions granted by the Chief Building Official or his/her duly authorized designee under Subsection A(4) shall be for a specified period of time, and the Chief Building Official or his/her duly authorized designee shall specify a date by which the dwelling units or other space shall be rented and occupied.

§ 120-21. Complaints; notice of violation and order to correct; appeals.

- A. Any individual affected by the action or inaction of an owner of a dwelling unit or other space subject to the provisions of this article, any civic organization, and any appropriate municipal agency may file, in writing, a complaint of violation of any section of this article with the Chief Building Official.
- B. If the Chief Building Official has reason to believe that an owner has violated the provisions of this article, the Chief Building Official shall serve a notice of violation and an order to correct such violation on the owner of record of the property. The order shall require the owner to comply with the requirements of this article in the manner specified in said order within 30 days. A copy of the order shall be filed with the City/Town Clerk, and any subsequent purchaser of the property shall be subject to such order.
- C. Any owner who is aggrieved as the result of being served with a notice of violation in accordance with this article may, within 10 days of receipt of the notice, appeal for

revocation of the notice to the Vacant Buildings Relief Board consisting of the Police Chief, the Fire Chief, the Director of Health and the Director of Public Works.

D. The Board shall submit its decision to the Chief Building Official within 10 days of the hearing held on the notice of violation and order to correct issued by the Chief Building Official.

§ 120-22. Report of Chief Building Official.

The Chief Building Official shall present to the Common Council at a regular meeting during the month of April or at such other times as the Chief Building Official deems appropriate a report which shall list the location and ownership of such premises as the Chief Building Official has reason to believe are blighted premises as defined by this article. The report shall state:

- A. The factors which, in the Chief Building Official's opinion, warrant the determination that the premises so listed are blighted;
- B. The efforts undertaken by the City of Middletown to eliminate the blighting condition, such as clearing the premises of debris or barricading the structure(s) on the premises, and that such actions were unsuccessful;
- C. The circumstances existing on the premises and in the neighborhood which, in the Chief Building Official's opinion, make it necessary for the City of Middletown to acquire the premises in order to eliminate a condition of blight on the premises; and
- D. That either the owner of the premises cannot or will not eliminate the blighted condition or the owner has not responded to a lawful order by the City of Middletown to take action to eliminate the blighted conditions within 30 days after due notice of the request or order has been given by normal means used to notify property owners of violations of the Housing Code and orders to comply with the provisions of the Housing Code. Editor's Note: See Ch. 178, Housing Standards.

§ 120-23. Hearing and decision by Common Council.

A. At its meeting at which the Common Council receives the report from the Chief Building Official, the Council shall set a date no later than 30 days thereafter at which time a public hearing shall be held in regard to the existence of blighted conditions on the premises and the necessity of the premises' acquisition by the City of Middletown in order to eliminate these conditions.

B. At the public hearing the report of the Chief Building Official shall be treated as prima facie evidence of blight on the premises and of the need for the owner to correct said violations. The owner and/or occupant(s) of the premises and/or any person having an interest therein may then show cause why the premises should not be declared blighted or the City of Middletown should not acquire the premises for the purposes of eliminating the blight and preventing its recurrence.

C. Upon completion of the public hearing the Common Council shall, within 30 days, make findings as to and decide:

- (1) Whether the premises are blighted as defined in this article; and
- (2) Whether it is necessary and desirable for the City of Middletown to acquire the premises in order to eliminate the blighting conditions.

D. If the Common Council finds that the premises are blighted and that acquisition is necessary and desirable to eliminate the blighting conditions, the Mayor of the City of Middletown is authorized, subject to the availability of funds, to take the proper action to acquire the premises. Specifically, the Mayor, after the acquisition of the property either by negotiation with the property owner or by condemnation proceedings, may order, with the consent of the Common Council, any of the following actions to be taken:

- (1) Clear the premises with or without demolition of any structures on the site as may be necessary to accomplish the objectives of this article using City of Middletown employees or independent contractors.
- (2) Rehabilitate any of the structures on the site, using City of Middletown employees or independent contractors.

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(3) Sell the blighted premises to a purchaser upon terms providing for the prompt elimination of the blight and ensuring that the conditions causing the blight will not recur.

Blight Properties List

1. 55 Broad Street- Rear Garage
2. 225 Brush Hill Road- Barn
3. 470 Chamberlain Road- Dwelling
4. 102 Court Street- Rear Garage
5. 102 Court Street- Unoccupied Building
6. 106 Court Street- Rear Garage
7. 106 Court Street- Unoccupied Building
8. 22 Eastern Drive- Dwelling
9. 35 Eastern Drive- Dwelling
10. 7 Evergreen Avenue- Dwelling
11. 22 Evergreen Avenue- Rear Garage
12. 25 Ferry Street- Dwelling
13. 54 Ferry Street- Two Family Dwelling Units
14. 56 Ferry Street- Restaurant Portion Only
15. 64 Ferry Street- Former Bakery Portion
16. 35 Green Street- Dwelling
17. 13 Liberty Street- Rear Garage
18. 350 Main Street- Front Marquee and Rear Portion
19. 759 Millbrook Road- Dwelling
20. 25 Miller Street- Two Dwelling Units
21. 1359 Newfield Street- Unoccupied Building

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VIII. Public Notices

PUBLIC NOTICE  
AVAILABILITY AND PUBLIC HEARING OF PROPOSED CITY OF MIDDLETOWN  
CONSOLIDATED PLAN FOR 2005–2010  
for HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS  
Community Development Block Grant

As set forth in 24CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) requires state agencies which administer certain HUD programs to incorporate their planning and application requirements into one master plan called the Consolidated Plan. Public notice is hereby given of a public hearing for the Annual Plan at the regular meeting of the Citizens Advisory Committee, scheduled for June 29<sup>th</sup>, 2005 at 5:00pm, in the Municipal Building, Room 208. Public comments heard at this meeting will be integrated into the final document before submission to HUD.

A consolidated plan is being prepared which outlines the City's overall housing and community development needs and a strategy for meeting those needs for federal fiscal years 2005-2010. The overall goals of this Consolidated Plan:

**Priority One: Address persistent and chronic problems with the City's North End**

- Build upon and expand successful programs to address crime, trash, nuisance properties.
- Promote innovative programs to deter criminal activity.
- Create effective and innovative neighborhood programs to address the North End needs.
- Invest in projects that will provide a measurable improvement in the quality of life in the neighborhood.
- Increase median incomes in the area.
- Remove the stigma for those living in the area and instill a sense of community pride.

**Priority Two: Increase access to affordable and decent Housing**

- Expand home ownership programs in low- to moderate-income areas.
- Alleviate substandard housing conditions.
- Reduce barriers to affordable rental housing and home ownership.
- Provide opportunities and access to all housing needs in the city, such as affordability needs, sensory needs, accessibility needs, etc.

**Priority Three: Promote and Improve Middletown's Economic Opportunities and Labor Force**

- Foster small business formation and retention and create new jobs and industries.
- Provide access to quality job training resources and employment placements programs.
- Provide the opportunity for advancement through adult education.

**Priority Four: Protect and Assist the City's Special Needs Populations**

- Provide a variety of housing types and supportive services for the city's special needs residents.
- Provide needed social, economic, educational and health services.
- Ensure that all have access to facilities and resources made available to City residents.

**Priority Five: Improve Quality of Life for all of Middletown's residents**

- Foster programs that can improve educational enrichment.
- Support activities that can improve residents' access to resources that can improve their lives.



Consolidated Plan 2005-2010  
City of Middletown, Connecticut

An annual update or action plan for the distribution of funds will be prepared and publicized for each of the subsequent four program years.

The proposed Consolidated Plan for FY 2005 – FY 2010, will be available for review beginning June 1, 2005, at the Department of Planning, Conservation & Development at 245 DeKoven Drive in Middletown. Copies of these documents will also be available for review at the Russell Library at 123 Broad Street in Middletown.

A limited number of the proposed plans will be available for distribution and may be requested in writing or by telephone from the Middletown Department of Planning, Conservation & Development. The proposed plan will also be available for viewing and copying on the internet ([www.middletownplanning.com](http://www.middletownplanning.com)) on or before June 1, 2005.

Written comments on the proposed consolidated action plan may be submitted beginning July 18, 2005, and must be received no later than July 17, 2005. Comments may be mailed to the City of Middletown, Department of Planning, Conservation & Development, Post Office Box 1300, Middletown, CT 06457 or sent via facsimile to 860-344-3593.

Michiel J. Th. Wackers  
Community Development Specialist  
Department of Planning, Conservation, and Development

CDBG Monitoring Protocol

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**Monitoring Triggers**

- 75% or more of the grant has been dispersed on a reimbursement basis
- All work is nearing completion if money was provide in advance
- If any problems or concerns become apparent

**Monitoring Process**

- Notification Letter will be sent a least week prior to visit. Will contain the following:
  - Confirm the dates and scope of monitoring visit
  - Provide a description of the information that will be reviewed.
  - Provide a list people that will be interviewed
  - Specify the expected duration of the monitoring visit.
- Entrance Conference. This will provide an opportunity to provide a clear understanding of the purpose, scope and schedule of monitoring from the beginning.
- Documentation and Data Acquisition. Will keep a clear record of the steps that were followed and the information reviewed. Following the Onsite Monitoring Visit Checklist (see attachment)
- Exit Conference. Meet with the subrecipient and present tentative conclusions, request information to clarify any concerns, and suggest improvements. Inform them that a formal letter with final conclusion will be sent with 30 days.
- Monitoring Letter. A formal letter either commending the subrecipient on a good job or detailing deficiencies along with regulation citations. Recommendations or requirements for improvements will be listed, and specifying possible consequences for failure to comply within a reasonable timeframe.

**Report monitoring findings to the Citizens Advisory Committee.**