Cost of Community Service / Total Build Out Analysis
City of Middletown, CT

Presented by William Warner, AICP
Director of Planning
Department of Planning, Conservation and Development
February 16, 1999
MEETING AGENDA
OPEN SPACE WORKSHOP
COMMON COUNCIL AND CONSERVATION COMMISSION

6:00PM  FEBRUARY 16, 1999

1. Opening Remarks .........................Len Tundermann
   Chairman, Conservation Commission

2. Cost of Community Services ..............Chris Modissette
   Executive Director, Southern New England
   Forest Consortium, Inc

3. Connecticut’s Open Space Program...........David Sunderland
   Director of Government Relations
   Nature Conservancy

4. Benefits of Open Space ......................James Sipperly
   Planning/Environmental Specialist

5. Fiscal Impact Analysis ....................William Warner
   Director, Planning, Conservation and
   Development Office

6. Questions and Answers
COST OF COMMUNITY SERVICES ANALYSIS

Revenue from Residential $51,813,000
Revenue from Comm./Industrial $33,361,000

Expenditures for Residential $68,521,500
Expenditures for Comm/Industrial $18,145,000

CONCLUSION

For every $1.00 the City receives from residential it spends $1.32 (loss of $.32)

For every $1.00 the City receives from commercial industrial it spends $.54 (gain of $.46)
TOTAL BUILD OUT ANALYSIS

Total Land Area - 27,200 acres;

Total Undeveloped - 18,424;

Non-wet Residential Land available for development - 8,905 acres;

Non-wet Commercial/Industrial Land available for development - 1,550 acres;

CONCLUSION

There is six (6) times as much residential land as commercial industrial land available for development.
1990 Population – 42,760
1990 Dwelling Units – 18,102

Building Permits for new Housing

<table>
<thead>
<tr>
<th>Year</th>
<th>Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>811</td>
</tr>
<tr>
<td>1987</td>
<td>887</td>
</tr>
<tr>
<td>1988</td>
<td>601</td>
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<tr>
<td>1989</td>
<td>207</td>
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<td>1997</td>
<td>129</td>
</tr>
<tr>
<td>1998</td>
<td>244</td>
</tr>
</tbody>
</table>

**Building Permits 1986-98**

![Building Permits Chart](chart.png)
MIDDLETOWN’S STRONG ECONOMIC FOUNDATION

- 42 square miles - lots of room to grow;

- 28 square miles of undeveloped land - larger than most communities in Connecticut;

- 31% of grand list is commercial and industrial (the 6th highest percentage in the State);

- Only 19 other Connecticut communities have larger equalized grand list;

- Equalized mill rate - 14.7 mills (lowest third in state) compared to statewide average of 17.2 mills;

- Fastest residential growth among communities of its size between 1990-95;

- Median age 31.3 compared to 34.4 statewide average.

- Middlesex County, the second most affluent in the state;

- Approximately 40% of Middletown’s adult population is characterized as having high socio economic indices. These people are affluent, well educated, professionals with a high level of disposable income.

- Another 42% of the adult population is classified as having average to above average socio economic status. These people are young, upwardly mobile, with steady incomes.
## Open Space vs. Residential Development

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Undeveloped</th>
<th>Developed</th>
<th>City Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>$183.00</td>
<td>$155,520.00</td>
<td>-</td>
</tr>
<tr>
<td>Year 2</td>
<td>$183.00</td>
<td>$155,520.00</td>
<td>-</td>
</tr>
<tr>
<td>Year 3</td>
<td>$183.00</td>
<td>$155,520.00</td>
<td>-</td>
</tr>
<tr>
<td>Year 4</td>
<td>$183.00</td>
<td>$155,520.00</td>
<td>-</td>
</tr>
<tr>
<td>Year 5</td>
<td>$183.00</td>
<td>$155,520.00</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>$915.00</td>
<td>$777,600.00</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>Undeveloped</th>
<th>Developed</th>
<th>City Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>-$</td>
<td>$180,000.00</td>
<td>$175,000.00</td>
</tr>
<tr>
<td>Year 2</td>
<td>-$</td>
<td>$180,000.00</td>
<td>$5,000.00</td>
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<tr>
<td>Year 3</td>
<td>-$</td>
<td>$180,000.00</td>
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<tr>
<td>Year 5</td>
<td>-$</td>
<td>$180,000.00</td>
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<tr>
<td>TOTAL</td>
<td>0 $</td>
<td>$900,000.00</td>
<td>$195,000.00</td>
</tr>
</tbody>
</table>

*School costs only

### CONCLUSION

Avoiding residential development on this parcel will save approximately $24,500 per year.

*Note: This only accounts for education cost savings.

Assumptions: 60 acres, 40 lots, $500,000 purchase price (city 35% state 65%), $200,000 homes
2 cars per house, ave value of cars $10,000, .6 children per house
$7,500 per child, $5000 open space maintenance
What this all Means

- In financial terms, residential land is a liability to the city. For every $1.00 in taxes $1.32 is spent in services;

- Middletown has 14 square miles of residential land available for development, equal to the size of many Connecticut Towns;

- At total build-out Middletown will have a total population of approximately 65,000;

- Based on historic student/population ratios at total buildout there will be 7,181 students;

- Currently the Maximum capacity of all city schools is 6,112 students;

- Cost of public services will continue to rise with more students, more roads, need for more police patrols and in general, MORE SPRAWL;

- City will run out of commercial and industrial land;

- Taxes will rise.

What Can be done

- Consider rezoning to increase lot sizes and decrease density;

- Continue to discourage, extensions of sewers to unserviced areas;

- Promote housing restricted to age 55 and older;

- Pursue on active open space acquisition program in accordance with the Plan of Conservation and Development;

- Take full advantage of State Open Space Programs.
Land Use Policy

De-emphasize residential growth, consider rezoning to decrease density, consider purchasing residential land for open space.

Actively promote development of available commercial and industrial land.
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