

**RENEWAL PROJECT #2**

**CONN. R-105**

**PART I LOAN AND GRANT APPLICATION**

Redevelopment Agency for the  
City of Middletown  
Middletown, Connecticut 06457

Date \_\_\_\_\_

FINAL PROJECT REPORT

TABLE OF CONTENTS

<u>Code No.</u>	<u>Item</u>
R-201	Form HUD-612, Application for Loan and Grant
R-202	Labor Standards, Request for Determination of Prevailing Salaries
R-203	Project Photographs
R-211	Community Requirements Data
R-212	Project Area Report
R-213	Urban Renewal Plan (as proposed for submission to the governing body of the Locality)
R-214	Report on Planning Proposals
R-215	Report on Minority Group Considerations
R-216	Community Organization Data
R-217	Report on Citizen Participation
R-221	Rehabilitation and Conservation Data
R-222	Land Acquisition Report
R-223	Relocation Report
R-224	Project Improvements Report
R-225	Land Disposal Report
R-226	Cost Estimate and Financing Report, Form HUD-6200 Project Expenditures Budget, Form HUD-6220 Summary of Annual Administrative Staff Expense Budget, Form HUD-6221 Data Supporting Project Expenditures Budget, Form HUD-6121
R-231	Legal Data Resolution of Applicant, with Certificate of Recording Officer Opinion of LPA Counsel respecting Part I Opinion of LPA Counsel Respecting Urban Renewal Plan Proposed Notice of Public Hearing
R-141-143	Form H-6103A; Form H-6103B; Supporting Documentation

R-201

APPLICATION FOR LOAN AND GRANT

EXHIBIT A

BOUNDARY DESCRIPTION

The Boundaries of the Urban Renewal Project No. 2 are described generally as follows:

Beginning at a point, the intersection of the westerly line of Pearl Street and the northerly line of Washington Street;

thence easterly along the northerly line of Washington Street to the intersection of the easterly line of Broad Street;

thence southerly along the easterly line of Broad Street to the intersection of the northerly line of College Street;

thence easterly along the northerly line of College Street to the westerly line of Acheson Drive (Routes 17 and 9);

thence southerly and southwesterly along the westerly line of Acheson Drive and Route 17 to the intersection of the southerly line of Sumner Brook;

thence westerly along the southerly line of Sumner Brook to the intersection of the westerly property line of Block 95, Parcel 16;

thence northerly along the westerly property lines of Block 95, Parcels 16, 22, and 3 to the intersection of the southerly line of Union Street;

thence westerly along the southerly line of Union Street and the southerly line of Pleasant Street to the intersection of the southeasterly line of South Main Street;

thence southwesterly along southeasterly line of South Main Street to the intersection of the northerly line of Crescent Street;

thence easterly along the northerly line of Crescent Street to the intersection of the southeasterly property line of Block 96, Parcel 7 extended;

thence generally southwesterly along the southeasterly property lines of Block 96, Parcels 7, 11, 12, 13, 14, 15, 16, and 17 to the intersection of the northerly line of Route 17;

thence southwesterly across Route 17 to the easterly property line of Block 97, Parcel 1;

thence westerly across South Main Street and along the southerly line of Loveland Street to the westerly line of High Street;

thence northerly along the westerly line of High Street to the northerly line of Church Street;

thence northeasterly across High Street and along the southerly property line of Block 80, Parcel 11 to the easterly property line of Block 80, Parcel 11;

thence generally northerly along the easterly property lines of Block 80, Parcels 11, 10, 9, 8, and 7, and Block 76, Parcels 6 and 5, and Block 75, Parcels 11, 10, 9, and 8 to the intersection of the northerly line of Court Street;

thence easterly along the northerly line of Court Street to the intersection of the westerly property line of Block 74, Parcel 6;

thence northerly along the westerly property lines of Block 74, Parcels 6 and 11 to the intersection of the northerly line of Pearl Court;

thence easterly along the northerly line of Pearl Court to the intersection of the westerly line of Pearl Street;

thence northerly along the westerly line of Pearl Street to the intersection of the northerly line of Washington Street and the point of beginning.

R-202

LABOR STANDARDS

R-202

LABOR STANDARDS

No determination of prevailing salaries of technical personnel has been or is to be made under Connecticut State or Town law. We, therefore, request that the Secretary make the determination and provide us with a completed Form HUD-648, "Determination of Prevailing Salaries of Technical Positions".

Prior to advertising for bids on any contract involving laborers and/or mechanics, we shall request from the Region I office a predetermination of prevailing wage rates.

R-203

PROJECT PHOTOGRAPHS

R-203

PROJECT PHOTOGRAPHS

Project photographs will be submitted under separate cover.

R-211

COMMUNITY REQUIREMENTS DATA

R-211

COMMUNITY REQUIREMENTS DATA

The Workable Program for Community Improvement was recertified as of June 1, 1968. All required changes and new elements are being prepared for submission with the next request for recertification.

R-211

R-212

PROJECT AREA REPORT

PROJECT AREA REPORT

1. Revisions in Project Boundaries

There have been no revisions in the Project Boundary since HUD approval of the S&P Application.

2. Map of Project Area

- a. Boundaries of the project area are shown on the "Project Boundary" Map, 2-1, dated October 15, 1968.
- b. Boundaries of the rehabilitation and clearance areas are shown on the "Project Boundary" Map, 2-1.
- c,
- d, & e. Distribution of buildings with deficiencies, building outlines, approximate property lines, and existing land uses are shown on Map No. 2-17, "Existing Land Use and Condition of Structures".

3. Project Area Data

- a. Form HUD-6120 is submitted herewith.
- b. Basis for data reported on form HUD-6120:

(1) Criteria used in classifying buildings as deficient

The detailed criteria used in classifying structures as deficient are based on An Appraisal Method for Measuring the Quality of Housing; Part 2 Appraisal of Housing Conditions; American Public Health Association, New York City, 1946.

Buildings have been classified as follows:

Standard Buildings are those which provide safe and adequate shelter and which contain no substantial minor defects (as defined below);

Buildings with Deficiencies are those in which, as a result of inadequate maintenance, up to three substantial minor defects beyond the scope of regular maintenance (as defined below) were found;

Buildings Structurally Substandard Requiring Clearance are those in which a need for major repairs (as defined below) was found, or the structure was of inadequate original construction, or contained a combination of substantial minor defects (four or more), which defects are of sufficient total significance to justify clearance, or contained plumbing and heating deficiencies. In the case of heating and plumbing deficiencies, clearance is required since these facilities cannot be economically repaired, rebuilt or added to the structures. In the case of non-residential structures the factors shown below for major or minor repairs were considered in addition to such other applicable structural factors as adequacy of fire-proofing in stairwells, rigidity of structure, adequacy of ventilation systems and any other structural or building condition factors applicable to the specific building and the type of use to which it is customarily subjected.

### Criteria for Major Repairs

Major repairs include the presence of any of the following conditions:

Holes, open cracks, rotted or missing materials over a considerable area of the foundation, outside walls or roof;

Substantial sagging of roof;

Substantial portions of the structure out of plumb;

Extensive damage to structure by storm, flood, or fire.

Plumbing and heating deficiencies are as follows:

No running water;

No hot running water;

No private toilet;

No private bath or shower;

Lack of central heating.

Also considered as major defects were:

Structures inadequately converted to their present use, or of inadequate original construction. Inadequate original construction consists of such deficiencies as makeshift walls, lack of foundation, dirt floors, etc.

Criteria for Minor Defects include the presence of any of the following conditions:

Holes, open cracks, rotted or missing materials in the foundation, wall or roof, not over a considerable area or

of substantial depth;  
Shaky or unsafe porches or steps;  
Broken or missing window panes;  
Rotted or loose window frames which are no longer  
rainproof or windproof;  
Rotted, missing or broken roof drains, leaders or gutters;  
Unsafe or makeshift chimney (stove pipe or other un-  
insulated material) leading directly from the stove to the  
outside through a hole in the roof; wall, or window;  
Inside stair treads or risers, balusters or railings that  
are broken, loose, or missing;  
Deep wear on doorsills, door frames, or inside steps  
or floors;  
Exposed wiring;  
Inadequate ventilation in kitchen or bathroom.

(2) Description of type or surveys made

The planning consultants conducted a field survey in 1967 of the structural condition of the exteriors and interiors of 100% of the structures in the project area. The interior survey included inspection of all occupied buildings and dwelling units to which entry could be gained.

c. Evidence Supporting Eligibility of Project as a predominantly Residential Project

Not applicable - project is a category VII Project.

d. All areas meet "distribution of deficiencies" test, as shown by block statistics on Map 2-17.

4. Eligibility under Categories V through XII

The urban renewal area is eligible under local, state and Federal law as a Category VII, university project. (For evidence of eligibility, see Code R-226, Exhibit N.)

5. College, University or Hospital Provisions

See Code R-226, Exhibit N.

6. Justification for Treatment

a. Clearance and Redevelopment

(1) Built-up

An area is considered to be built-up if 50 percent or more of the land is improved with buildings or street improvements. Of the gross area of 125.1 acres, 122.4 acres or 97 percent are improved with buildings or street improvements.

(2) Blighted

Of the 268 buildings in the designated Clearance Areas, 50.3 percent (135 structures) are substandard warranting clearance and 75.7 percent (203 structures) have building deficiencies to some degree. The specific criteria used and the type of surveys made in classifying buildings as structurally substandard requiring clearance is mentioned above, see 3.b.

27 additional buildings warrant clearance to remove blighting influences. These are shown on Map 2-17A and are reported separately on Form HUD-6120.

(3) Necessity for Clearance

Extensive exterior and interior inspections of the properties within the clearance areas have resulted in the statistics shown on page 4 of Form HUD-6120. It is important to note that 13 structures have been designated as "not-to-be-acquired". The LPA has carefully evaluated each and every structure in the project area in terms of the overall objectives of the renewal project itself and the condition of the individual structure, both physically and environmentally, and has come to the conclusion that the extent of the proposed clearance is a necessity.

(4) Extent of Clearance

Blight and deterioration has affected all of the clearance area, as has been demonstrated. Over 50% of the buildings are substandard and blighting influences are prevalent. Refer to Map No. 2-17A. The only feasible treatment which will remedy the existing situation is extensive clearance which yet will retain buildings which are both physically sound and an asset to the renewal plan objectives. The 13 structures mentioned in the paragraph above are those buildings which are of such quality and potential use that their retention is compatible with the achievement of the Urban Renewal Plan objectives for the project area. These properties are capable of being successfully integrated into the project redevelopment.

(5) Acquisition of basically sound properties involving high acquisition cost

Not applicable.

b. Rehabilitation

- (1) There are presently 144 structures in the rehabilitation portion of the project area. 99 have minor deficiencies, 15 are substandard, and 45 are classified as standard. Code 221 contains documentation relative to the feasibility of rehabilitation of all of these structures. The 15 substandard buildings will require special attention during the execution stage. Since these structures are situated in a neighborhood and environment very conducive to rehabilitation treatment (see below), the LPA feels that every possible effort and assistance should be given these property owners. Acquisition will occur only as a last resort. It is also important to distinguish between the degrees of substandardness. These 15 buildings are not substandard to a point warranting clearance, but they do contain deficiencies which are serious enough in nature to warrant substandard classification.

In summary, the LPA considers that all 144 structures are capable of rehabilitation, and also recognizes the reality of certain situations and feels that with the increasing federal assistance available to property owners, acquisition of property should be evaluated and seriously considered only after the property owner is given the real opportunity to improve his structure.

- (2) The rehabilitation portion of the project area is located west of Broad Street which is the practical boundary of the commercial core of downtown Middletown. The area west of Broad Street assumes residential characteristics of a significant nature, mainly because of the influence of Wesleyan University, churches, libraries, and the peculiar street pattern which discourages heavy vehicular traffic.
- (3) The street and land use pattern in the rehabilitation areas will be a well integrated part of the overall downtown pattern. These areas are adjacent to the CBD, and thus help to reinforce the potential for downtown growth. Proposed new housing in clearance areas will help reinforce the residential quality of the area.

All detrimental land uses or conditions will be removed. All the uses to remain are in conformance with the Urban Renewal Plan.

For further justification of the feasibility of rehabilitation, see Code R-221.

7. Statement re: Workable Program

The Workable Program, recertified on June 1, 1968 specifically identifies the renewal project. See Plan of Development adopted June 14, 1965. (Ref: pp. ii, 3, and 23. Also Map No. IX.)

- (a) Inasmuch as the Plan of Development is a vital part of the Workable Program, it is determined that the specific references mentioned above constitute sufficient basis for determining the need for the project.

( )  
(b) See (a) above.

(c) The project area proposals generally conform to the Plan of Development. Reference is made to page 4 and Map IX.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  <b>SUMMARY OF PROJECT DATA</b> (Urban Renewal Program)	PROJECT LOCALITY Middletown, Connecticut
	PROJECT NAME Project No. 2
	PROJECT NUMBER Conn. R-105
	CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED

*INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.*

**A. CATEGORY OF PROJECT ELIGIBILITY** (Check one; see Urban Renewal Manual, Chapter 3-2)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
<input type="checkbox"/> I	Predominantly residential	Built up	Any
<input type="checkbox"/> II	Predominantly residential	Predominantly open land	Any
<input type="checkbox"/> III	Not predominantly residential	Built up	Predominantly residential
<input type="checkbox"/> IV	Not predominantly residential	Predominantly open land	Predominantly residential
<input type="checkbox"/> V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input checked="" type="checkbox"/> VII College, University, or Hospital	Any	Built up	Any
<input type="checkbox"/> VIII College, University, or Hospital	Any	Predominantly open land	Any
<input type="checkbox"/> IX	-	Open land	Predominantly residential
<input type="checkbox"/> X	-	Open land	Not predominantly residential
<input type="checkbox"/> XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> _____			

**B. TYPE OF TREATMENT OF AREA**

- CLEARANCE AREA ONLY (Complete Blocks C, F, and G)
- CONSERVATION AREA ONLY (Complete Blocks C, H, and I)
- COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS (Complete Blocks C through I)

SUBMITTED BY:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature

\_\_\_\_\_ Local Public Agency

\_\_\_\_\_ Title

**C. ENVIRONMENTAL DEFICIENCIES (Check and complete one)**

No change in descriptions given on Form H-6101, *Urban Renewal Area Data*,  
 Block J, submitted for this project on 11/23, 19 65

See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form)
1. Overcrowding or improper location of structures on the land	
2. Excessive dwelling unit density	
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
6. Unsafe, congested, poorly designed, or otherwise deficient streets	
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
8. Other equally significant environmental deficiencies	

**DATA ON PROJECT AREA**

(Complete this page only if project area includes both clearance and conservation sections)

**D. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES**

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and material in Ch. 3-1 under the heading "Building Deficiencies")

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
<b>TOTAL</b>	125.18	118.10	-	7.08	52.70	72.48	412	302	125.18
<b>1. Streets, Alleys, Public Rights-of-Way, Total</b>	33.93	33.93		-	3.61	30.32			36.15
a. Major Transportation	-	-		-	-	-			-
(1) With Federal Highway Aid									-
(2) Without Federal Highway Aid									-
b. Other Streets, Alleys, Public Rights-of-Way	33.93	33.93		-	3.61	30.32			36.15
<b>2. Residential, Total</b>	57.28	56.41	-	.87	23.73	33.55	292	225	74.86
a. Dwelling Purposes	47.17	47.17	-	-	23.64	23.53	270	217	57.84
b. Related Public or Semipublic Purposes	10.11	10.11	-	-	.09	10.02	22	8	17.02
<b>3. Nonresidential, Total</b>	33.97	27.76	-	.25	25.36	8.61	120	77	14.17
a. Commercial	17.39	17.39	-	-	15.37	2.02	103	70	10.49
b. Industrial	4.91	4.91	-	-	4.91	-	7	3	-
c. Public or Semipublic (Institutional)	5.71	5.71	-	-	2.17	3.54	10	4	3.68
d. Open or Unimproved Land Not Included in 3a, b, or c above	5.96			5.96	2.91	3.05			

**E. CONTEMPLATED TREATMENT**

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	84.17	46.96	28.58	8.63	0
2. All Buildings	412	255	142	15*	0
a. Residential Buildings	292	155	137	0	0
b. Nonresidential Buildings	120	100	5	15	0
3. All Dwelling Units	879	592	287	26	0
a. In Buildings With Deficiencies	774	549	225	17	0
b. In Standard Buildings	105	43	62	9	0

\*Not to be acquired with controls imposed

**DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA**

**F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES**

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
<b>TOTAL</b>	75.10	71.66	---	3.44	52.70	22.40	268	203	135	27	75.10
<b>1. Streets, Alleys, Public Rights-of-Way, Total</b>	17.99	17.99		---	3.61	14.38					20.21
<b>a. Major Transportation</b>	---	---		---	---	---					---
(1) With Federal Highway Aid											---
(2) Without Federal Highway Aid											---
<b>b. Other Streets, Alleys, Public Rights-of-Way</b>	17.99	17.99		---	3.61	14.38					20.21
<b>2. Residential, Total</b>	27.23	27.23	---	---	23.73	3.50	155	130	87	12	40.72
<b>a. Dwelling Purposes</b>	24.59	24.59	---	---	23.64	.95	148	127	85	12	31.91
<b>b. Related Public or Semipublic Purposes</b>	2.64	2.64	---	---	.09	2.55	7	3	2	0	8.81
<b>3. Nonresidential, Total</b>	29.88	26.44	---	.25	25.36	4.52	113	73	48	15	14.17
<b>a. Commercial</b>	17.03	17.03	---	---	15.37	1.66	99	67	44	13	10.49
<b>b. Industrial</b>	4.91	4.91	---	---	4.91	---	7	3	3	2	---
<b>c. Public or Semipublic (Institutional)</b>	4.75	4.75	---	---	2.17	2.58	7	3	1	0	3.68
<b>d. Open or Unimproved Land Not Included in 3a, b, or c above</b>	3.19			3.19	2.91	.28					

**G. CONTEMPLATED TREATMENT**

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
<b>1. Area (in Acres) of Parcels With Buildings</b>	53.67	46.96	---	6.71	---
<b>2. All Buildings</b>	268	255*	---	13	---
<b>a. Residential Buildings</b>	155	155*	---	---	---
<b>b. Nonresidential Buildings</b>	113	100	---	13	---
<b>3. All Dwelling Units</b>	592	592	---	---	---
<b>a. In Buildings With Deficiencies</b>	549	549	---	---	---
<b>b. In Standard Buildings</b>	43	43	---	---	---

Incl. 4 structs. owned by Wesleyan U. & Middlesex Hosp. to be demolished by them.

**DATA ON CONSERVATION AREA, OR CONSERVATION SECTIONS OF PROJECT AREA**

**H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES**

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
<b>TOTAL</b>	50.08	46.44	-	3.64	-	50.08	144	99	0	0	50.08
<b>1. Streets, Alleys, Public Rights-of-Way, Total</b>	15.94	15.94	-	-	-	15.94	-	-	-	-	15.94
<b>a. Major Transportation</b>	-	-	-	-	-	-	-	-	-	-	-
(1) With Federal Highway Aid	-	-	-	-	-	-	-	-	-	-	-
(2) Without Federal Highway Aid	-	-	-	-	-	-	-	-	-	-	-
<b>b. Other Streets, Alleys, Public Rights-of-Way</b>	15.94	15.94	-	-	-	15.94	-	-	-	-	15.94
<b>2. Residential, Total</b>	30.05	29.18	-	.87	-	30.05	137	95	0	0	34.14
<b>a. Dwelling Purposes</b>	22.58	22.58	-	-	-	22.58	122	90	0	0	25.93
<b>b. Related Public or Semipublic Purposes</b>	7.47	7.47	-	-	-	7.47	15	5	0	0	8.21
<b>3. Nonresidential, Total</b>	4.09	1.32	-	-	-	4.09	7	4	0	0	-
<b>a. Commercial</b>	.36	.36	-	-	-	.36	4	3	0	0	-
<b>b. Industrial</b>	-	-	-	-	-	-	0	0	0	0	-
<b>c. Public or Semipublic (Institutional)</b>	.96	.96	-	-	-	.96	3	1	0	0	-
<b>d. Open or Unimproved Land Not Included in 3a, b, or c above</b>	2.77	-	-	2.77	-	2.77	-	-	-	-	-

**I. CONTEMPLATED TREATMENT**

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
<b>1. Area (in Acres) of Parcels With Buildings</b>	30.50	0	28.58	1.92	-
<b>2. All Buildings</b>	144	0	142	2*	-
<b>a. Residential Buildings</b>	137	0	137	0	-
<b>b. Nonresidential Buildings</b>	7	0	5	2	-
<b>3. All Dwelling Units</b>	287	0	287	0	-
<b>a. In Buildings With Deficiencies</b>	225	0	225	0	-
<b>b. In Standard Buildings</b>	62	0	62	0	-

\*Not to be acquired with controls imposed

R-213

URBAN RENEWAL PLAN

URBAN RENEWAL PLAN  
IS SUBMITTED UNDER SEPARATE  
COVER

R-214

REPORT ON PLANNING PROPOSALS

REPORT ON PLANNING PROPOSALS

1. Zoning Proposals

- a & b Map No. 2-3 shows existing zoning in the Project Area. Map No. 2-4 shows proposed zoning for the Project Area. Map No. 2-21 shows existing and proposed zoning for the neighborhood of which the Project Area is a part.
- c. All zone district changes required for the project area and the neighborhood of which it is a part are shown on Map No. 2-21
- d. The proposed zoning changes will be scheduled for adoption as soon as practicable after acquisition of the property involved and prior to the time that project acquired property is turned over to a redeveloper under a sales or lease contract.
- e. The addition to the zoning ordinance of the R-5 district which is necessary to effectuate the plan is based on amendments to the zoning regulations already proposed by the Planning Commission. A statement by the Planning Commission in regard to acceptance and timing of all zoning proposals is submitted as Exhibit 214-A.

2. Basis for Determination of

a. Proposed Land Uses

The Land Use Plan for the project area has been dictated by the varied environmental and physical features both within and outside of the project. The plan is designed to link appropriate uses together while making a transition from the city's central business district through a

basically sound residential area to Wesleyan University. Furthermore, the Connecticut River to the east, the continual rise in grade from east to west, and the major street network suggested specific solutions recognizing unique situations. Of particular importance was the need to create a harmonious relationship between new uses and the many existing residential and institutional uses to remain. A separate Urban Design Report was prepared by Wallace, McHarg, Roberts, and Todd to provide guidelines for the development of specific sites and to develop an overall design strategy.

Rehabilitation of existing structures has been a major consideration in determining the future land use pattern. More than half of the property west of Broad Street has been designated for rehabilitation. This area is basically residential with several related community facilities. The Plan proposes to introduce new residential uses of the same density and scale as well as some university related housing. To the east of Broad Street, a number of institutional uses are not to be acquired. The Plan proposes to enhance these uses through the provision of land for expansion and additional parking as well as the elimination of blighted adjacent uses.

Specific land uses and the basis for their determination are as follows:

#### Residential Uses

Two basic types of residential areas are proposed by the Plan. West of Broad Street new development of garden apartments and town houses is proposed to be integrated with existing one and two family residences

which will remain in the rehabilitation areas. The permitted density of 20 dwelling units per acre for new construction is compatible with the existing residential uses. In addition, uses related to Wesleyan University are also permitted to encourage a closer relationship between the university and the community. Also permitted in the area between College and Church Streets are small neighborhood oriented commercial uses to serve neighborhood residents.

East of Broad Street, residential uses of greater height and density are proposed adjacent to the business district due to the higher land values in this area as well as to provide opportunities to take advantage of the magnificent views of the river. Included in this area is the proposed elderly housing project on William Street.

#### Commercial Uses

Commercial uses are proposed in areas which are most advantageous and which will enable the rather limited commercial market to be capitalized upon. The major commercial location is proposed on the east side of Main Street south of College Street. This site has the advantage of Main Street frontage, a river view, and excellent vehicular access. One prime potential use for this site is for an inn-conference center (already proposed by Hill Development Corporation representing Wesleyan University) together with accessory retail and service establishments. A Transient Housing Study has been completed and documents the demand for such a facility. This complex would form a definite terminum for the business area which now stretches all the way to Union Street.

A smaller commercial area is designated on the west side of Main Street. This site is only large enough to accommodate minor retail uses.

As mentioned above, small commercial uses oriented toward the needs of neighborhood residents are permitted in the residential area west of Broad Street.

The commercial land use plan thus consolidates and restructures commercial development in the project area.

#### Public and Quasi-Public Uses

A variety of public and quasi-public uses presently exist in the project area. The Land Use Plan retains most of these, provides for their needed expansion, and improves their surrounding environment. The major concentration of such uses is located in the block bounded by Church, Broad, William, and Main Streets, which presently contains two churches, a synogogue, and two funeral parlors. The William Street frontage is to be made available as an area for expansion of these uses and to provide much needed parking. The police station on Church Street will receive additional land on the east, extending to Broad Street, to provide parking and improved access. The Russell Library on Broad Street will be permitted to expand to the north. Other public or quasi public uses to remain include four additional churches, three schools, an armory, and the Middlesex Historical Society building on Main Street. All of these latter uses are

are compatible with their surroundings and provide services to project area residents as well as the entire city.

Open Space/Park Uses

Three areas are proposed for Open Space/Park Use. A parcel on William Street, adjacent to the Central School is designated for a park to provide much needed recreation area for the school as well as the surrounding neighborhood. Union Park, at the intersection of Main, South Main and Church Streets is to be redesigned in conjunction with the new realignment of Church Street. An area on both sides of Sumner Street, just north of Sumner Creek, is in the flood plan and is proposed for park use.

b. Proposed Controls on Properties to be Acquired

Controls on properties to be acquired, as set forth in the Urban Renewal Plan, have been developed in such a way as to allow diversity of use and intensity consistent with a developed downtown. Certain compatible mixtures of uses are permitted and in some cases encouraged to enhance this diversity of activity.

The controls are designed to encourage development which is compatible with uses to remain and which reflects the varied relationship in the project area.

Urban design objectives and controls have been developed, based on a separate study, to insure new development which recognizes the special character and unique physical features of the project area.

These design controls establish the scale and theme of development in the various segments of the project.

c. Adequacy of Proposed Zoning and Other Codes and Regulations

The City of Middletown has a complete set of up to date codes and ordinances to regulate and control new and existing development both within and outside of the project area. They are more than adequate to protect the project area from blight or blighting influences.

d. Modification of Existing Major Streets

A street system which can successfully serve the varied demands of project area uses as well as move traffic through the project is an essential ingredient of the plan. Free movement of people and goods to the commercial uses is important but must be accomplished without detracting from surrounding residential uses which also require independent access. Furthermore, since the project is at the hub of the regional highway network project streets must be capable of carrying and distributing traffic bound elsewhere in the city.

The proposed street system is geared towards adapting and improving the existing street network to meet future demands. Major realignments are not required and would not be possible without substantial acquisition of property beyond that now proposed and without disrupting the fabric of the project area. The proposed system is based on the general concept established by the Plan of Development but reflects differences based on the greater detail of analysis during renewal project planning.

The prime emphasis of the proposed street system is to improve the existing grid within the project area and to better relate it to the regional highway network. Three major improvements to the grid system are proposed.

1. Broad Street is to be extended southerly to South Main Street to provide a direct connection. This will eliminate a complicated movement at the Church Street intersection and enable Broad Street to serve as a north-south collector street to the west of Main Street and thus relieve pressure on both Main Street, which is congested with business area traffic, and High Street, which serves Wesleyan University and adjacent residential areas. It will thus serve local through traffic as well as the business area.
2. Church Street is to be realigned from Hotchkiss Street east and through Union Park so as to extend directly into Union Street. This will create a continuous east-west street on the south end of the business area to supplement Washington Street to the north. It will also provide four-way right angle intersections at Broad Street and Main Street to replace the inefficient movements around Union Park.
3. Dekoven Drive is to be widened and extended from William Street to Union Street to function as a collector street to the east of Main Street. Together with Broad Street it will provide circumferential movement around the business area and provide access to business area parking facilities as well.

In addition to these major improvements, a number of minor streets will be fully or partially closed - Sumner Street, Ackley Place, William Place, and Hotchkiss Street - to improve traffic flow and eliminate conflicting movements. Furthermore, several streets will be widened-College Street and William Street - to better accommodate future traffic loads.

In order to provide for possible future changes in the regional highway system, two additional rights-of-way have been established - an extension of College Street and an extension of DeKoven Drive - to provide for potential connections with Acheson Drive. At the present time the State Highway Department is considering a proposal to relocate Route 9 (Acheson Drive) somewhat to the west of the project area. In that event Acheson Drive would be downgraded to become a major local street and such connections would be possible. However, such connections are not essential to the project area street system which is capable of accommodating traffic movements without them. Therefore, should a westerly alignment of Route 9 not be adopted the project area streets will function with the present alignment. It should also be pointed out that a new alignment for Route 66 (Washington Street) is already planned south of the project area and will thereby eliminate traffic which now passes through the project area via Main Street. The right-of-way extending south of Union Street is within the flood plain and will remain as open space if

not used for street purposes. The extension of College Street would not require any property acquisition.

e. Areas Within Perimeter of Project Boundary to be Excluded

Not applicable.

f. Properties Not-to-be-acquired in Clearance Areas

A number of parcels within the clearance area have been designated as "not-to-be-acquired". These parcels contain structures used for purposes that are compatible with surrounding land uses proposed in the Urban Renewal Plan.

Parcels "not-to-be-acquired" are as follows: (See Map No. 2-19)

Block 75 Parcel 1, Block 76 Parcel 1, and Block 91 Parcel 20. These three parcels contain schools owned by the City of Middletown. They are compatible with surrounding residential uses and provide service to the project area and adjacent neighborhoods.

Block 10 Parcel 1, Block 17 Parcels 1, 4, and 10, Block 77 Parcel 1, Block 93 Parcel 15 and 25, and Block 95 Parcel 4. These seven parcels contain religious institutions and related uses. Each is compatible with surrounding residential uses (existing and proposed) and provides a facility for city and project area residents. Where necessary and possible these uses are being provided with additional land for parking or expansion.

Block 78 Parcel 11

This parcel contains the city's police station in a recently modernized structure. It has good access and will be supplemented with land to provide needed parking and loading area.

Block 16 Parcel 19

This parcel houses the Middlesex Historical Society in a building deemed worthy of preservation by the Connecticut Historical Commission. It is a Main Street landmark and will provide an excellent compliment to the housing for the elderly to be constructed on its south and west boundaries.

Block 18 Parcel 7

This parcel contains a State Armory. It will provide a buffer between commercial uses to the north and residential uses to the south.

Block 16 Parcel 7

This parcel contains the Southern New England Telephone Company building. It is a modern four-story masonry structure with on-site paved parking situated in the Commercial Use Area and is compatible with proposed new uses.

Block 17 Parcels 9 and 12

These two parcels contain funeral parlors which are a compatible adjunct to the adjacent religious institutions. Each is a sound structure and provides it own off-street parking.

Block 10 Parcel 14

This parcel contains the Russell Library, a city facility. It is compatible and forms a transition between commercial uses to the east and residential uses to the west. It will be provided with additional land for much needed expansion.

Block 16 Parcel 20

This parcel contains a standard commercial use on Main Street which serves as the southern end of commercial development, and will be compatible with new uses to the north.

Block 11 Parcel 15

This parcel contains a book store in an historic structure. The store serves the need of both Wesleyan University and the business area and is part of the transitional development along Broad Street.

Block 20 Parcel 9 (partial)

This parcel contains a major gas storage facility. It is within but elevated above the flood plain, would be extremely difficult to remove, and the land could not be used for another purpose. It is at the lowest elevation in the project and does not intrude substantially on residential uses further up the hill.

Block 77 Parcel 7 and Block 80 Parcel 1

These two parcels are owned by Wesleyan University. The structures will be demolished and the sites combined with additional land to be made available to the University for residential and university related development.

Block 16 Parcel 4

This parcel is slated for acquisition. However, the possibility exists that the Middlesex Theatre, a structure of some historical value, which is within it, may be sold for rehabilitation by the purchaser in order to preserve it. In such case, the theatre use is compatible with adjacent uses and, if rehabilitated, could provide a valuable facility for the community.

g. Adequacy of Facilities Serving Project Area

The Project Area is adjacent to the central business district, and will, therefore, be well supplied with all necessary commercial facilities. Numerous community and public facilities exist within or near to the Project Area. These include seven churches, three public schools, a public library, a hospital, a police station, and two parks (one existing one proposed). On the basis of this complete range of resources, it is deemed that commercial, community, recreational and public facilities are entirely adequate to serve Project Area Uses.

h. Acquisition of basically sound properties that involve high acquisition cost is not contemplated.

i. Relocation of structures with historic value is not contemplated at this time.

3. Relationship of Project Proposals to District Plan

(See Map No. 2-20.)

The Urban Renewal Plan is based directly on the City's Plan of Development. The detailed studies of Project planning, and limited changes in community objectives, have resulted in some variances from the Plan. However, no change has been made in overall concept.

Proposals for land use are generally as set forth in the Plan with differences resulting from the finer detail of project planning.

Proposals for major streets follow the concepts developed in the Plan of Development but have been altered in detail due to engineering studies and limitations imposed by the extent of acquisition required and the objective of disrupting the existing neighborhood as little as possible. The Redevelopment

Agency has worked closely with the Planning Commission in the development of a Project Plan. A statement by the Planning Commission is separately submitted.

4. Basis for Determination that the Urban Renewal Plan cannot be achieved by Rehabilitation

The Urban Renewal Plan has been developed in accord with the specific objective of retaining as many buildings suitable for rehabilitation as possible. Several revisions were made in early plans to provide more extensive rehabilitation particularly in the area west of Broad Street. Several modifications in the street plan, particularly the loop system around the business area, were developed in order to reduce clearance and maximize rehabilitation wherever feasible. Required clearance activities are discussed below and illustrated on Map No. 2-17A.

- a) Of 255 structures to be cleared in the clearance area, 135 (52.9%) are substandard to a point warranting clearance.
- b) An additional 27 structures (10.7%) must be cleared to remove the following blighting influences. One residential structure is within the flood plain of Sumner Creek. Twelve structures must be cleared to remove the blighting influence of incompatible uses. These include residential uses in commercial areas and commercial or industrial uses in residential areas. Twelve structures require clearance to eliminate overcrowded conditions of excessive land coverage, residential structures behind other structures, or residences on extremely small substandard lots.

- c) An additional 91 structures must be acquired to achieve specific plan objectives, as follows:
- (1) Twenty-seven structures must be cleared to provide much needed street improvements and realignments. Eight of these are involved in the major improvement of the Church Street, Broad Street, South Main Street intersection. The remainder are the result of other east-west street widenings to complete the traffic circulation plan.
  - (2) Seven structures must be acquired to provide much needed expansion for three public facilities in the project area - the Russell Library on Broad Street, a play area for the Central School on William Street, and parking for the Police Station at Church and Broad Streets.
  - (3) An additional 57 parcels must be acquired in order to remove impediments to land disposition and create marketable reuse parcels.
- d) Much consideration was given during development of the Plan to means of retaining more buildings which are structurally sound or capable of rehabilitation. Early plans were revised to include more extensive rehabilitation and to reduce clearance by revising the street system and adjusting reuse parcels.

5. a. Relationship of Urban Renewal Plan to General Plan and Workable Program for Community Improvement

The Urban Renewal Plan is deemed to be in conformity with the General Plan and Workable Program for Community Improvement. The Plan of Development and the Community Renewal Program were developed concurrently and both designated the project area for priority treatment and proposed solutions for the areas pressing problems. The Urban Renewal Plan seeks to implement the objectives of the Plan of Development for both land use and traffic planning. The undertaking of the Urban Renewal Project was one of the major actions stated in the Workable Program for Community Improvement and clearly indicates conformity between the Urban Renewal Plan and the Workable Program for Community Improvement.

b. Relationship of Urban Renewal Plan to Local Objectives

The comments noted above in paragraph a. give the clearest description of the Plan's relationship to definite and identified local objectives. Further evidence of the Urban Renewal Plan's relationship to local objectives has been the support of all local bodies involved including the CAC, its Relocation Sub-Committee, the Chamber of Commerce, among others.

c. Provision of Low or Moderate Income Housing

A minimum of at least 20% of all dwelling units permitted by the Plan on land to be disposed of for residential uses will be provided for low and moderate-income families in the following manner:

1) Total Units Permitted

High Density:\* 40 du/acre x 8.69 acres = 348 units

High Density:\*\* 50 du/acre x 2.48 acres = 125 units

Medium Density: 20 du/acre x 18.94 acres = 379 units

Total = 852 units

2) Minimum Units for Low and Moderate Income

852 x .20 = 170 units

3) Means of Providing Minimum Units Required

- (a) The Housing Authority has a reservation for and is advertising under the Turn-key program for sponsors of 125 units of elderly housing on Parcel A-5 which is being acquired by the LPA under an Early Land Acquisition Loan.
- (b) The Housing Authority has a reservation for 200 additional units of low income housing and intends to erect at least 50 units in the Project Area (see Exhibit 214-B).
- (c) The Middletown Community Corporation has already sponsored 45 units of 221 (d)(3) housing in the city and intends to sponsor at least an additional 50 units of 221 (d)(3) housing in the Project Area (see Exhibit 214-C)
- (d) Thus at least 225 units (or 26%) of the units permitted by the Plan on property to be disposed of for residential use will be low- and moderate-income housing. In all likelihood, a greater proportion will actually be provided.

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\* Does not include Parcel A-5 for Elderly Housing

\*\* Parcel A-5

Housing Authority  
of the  
City of Middletown  
MIDDLETOWN, CONNECTICUT 06457

OFFICE  
1000 SILVER STREET

October 31, 1968

Mr. Joseph Haze  
Director of Redevelopment  
Municipal Building  
Middletown, Connecticut 06457

Dear Joe:

This will confirm our conversations concerning the potential use of the Goodyear site in the renewal area for public housing.

I have recommended this site in preliminary conversations with the Commissioners of the Authority and Mr. Livermore and Mr. Malone of the New York HAA have visited the site with me. I believe this site would be ideal for sixty (60) to one hundred (100) units of low income family housing.

Please let me know what your time table is on this site so that we will be ready with a formal request when the time comes.

Sincerely yours,



Sam H. Newcomer  
Executive Director

SHN:ldl  
cc

EXHIBIT 214-B

# THE GREATER MIDDLETOWN COMMUNITY CORPORATION

100 Riverview Center

Middletown, Connecticut 06457

Telephone (203) 346-8616

DEC 11 1968

December 6, 1968

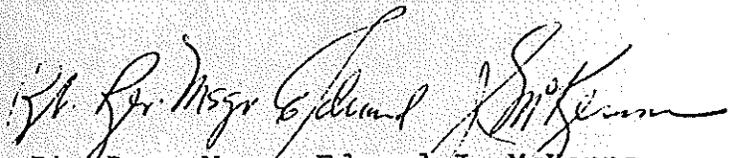
Mr. G. Eugene Goundrey, Chairman  
Redevelopment Agency  
Municipal Building  
Middletown, Connecticut

Dear Mr. Goundrey:

As you are aware, the Greater Middletown Community Corporation is a non-profit corporation established for the primary purpose of sponsoring the construction of housing for families of moderate incomes and to help in the relocation of people in the City of Middletown that will be displaced by urban renewal. At the present time, we are sponsoring the construction of 45 units of moderate income 221(d)(3) housing to assist as a relocation resource for families to be displaced by renewal and other governmental activity. It is expected that this project will be completed by August, 1969.

The Greater Middletown Community Corporation is eager to continue to provide needed housing facilities, and respectfully requests that the Redevelopment Agency give serious consideration to our interest in acquiring property within the renewal area (UR Conn. R-105) currently under study for the provision of at least 50 additional units of low and moderate income housing for displaced families.

Very truly yours,



Rt. Rev. Msgr. Edward J. McKenna  
President

EJM:se

cc: Mr. Irwin Kaplan

EXHIBIT 214-C

R-215

MINORITY GROUP CONSIDERATIONS

REPORT ON MINORITY GROUP CONSIDERATIONS

1. Statement of Assurance

- (a) It has long been the policy of the City of Middletown and its Redevelopment Agency that discrimination, in any form, be absolutely prohibited. The Redevelopment Agency has passed numerous Resolutions to this effect, covering all activities which the Agency has or will, in the future, undertake. Specifically, the Resolution of the Agency Board included in Code R-231 contains appropriate language to this effect.
- (b) The Agency will include in every contract for sale or lease of project land language which will specifically prohibit discrimination on the basis of race, color, creed or national origin in the sale, lease or rental or in the use and occupancy of any project land or the improvements erected thereon.
- (c) All public and private entities which will be providing non-cash local grants-in-aid towards the project costs have long been associated with the policy and actual affirmative practice of non-discrimination.

2. Statement Re: Concentration of Minority Groups

The project area which has been delineated so as to encompass major pockets of substandard housing in the downtown area includes several concentrations of minority group families and individuals.

- (a) The dispersion of minority group members from this pocket or enclave near the heart of Middletown and their successful relocation into standard housing of their choice anywhere in the community will contribute greatly to the relief of any possible tension which may arise when persons feel they are confined to a certain geographical area.
- (b) The effect of the project on the neighborhood which contains the minority group will certainly be advantageous in terms of providing these citizens with decent housing within their economic means. This goal can be fulfilled by the project and will not remain another "rising expectation".
- (c) The project presently contains substandard and deficient buildings of every sort and in addition, a concentration of very poor residential buildings which house minority group families. The project after redevelopment will provide new commercial and residential structures which will afford these persons both new economic and housing opportunities which can directly benefit their overall living condition.
- (d) It is anticipated that the minority group families and individuals presently living in the project will be relocated in every section of Middletown, thereby reducing any future concentration of such families attending any public facility. Certainly the future occupancy of any residential building to be constructed in the project will be offered to any person, regardless of race, color, or creed.

3. Not applicable.

4. Net Reduction in Housing

At present there are approximately 200 dwelling units occupied by non-whites in the project. After redevelopment, the project will make available 125 units of housing for the elderly and at least 50 units of FHA 221(d)(3) housing. In addition, another 200 units of low income family public housing will be built in the community on sites now being selected. In addition, the supply of new and existing housing in the city, both sale and rental, will be available in accordance with the Civil Rights Act of 1968.

5. Description of Consultation during Planning

The South End area of the renewal project is the residence primarily of Negroes.

Consultation with Negro minority residents has taken place both during the preparation of the CRP and during the planning of the present project. The Redevelopment Agency has conducted its affairs in open discussion with residents of areas affected by its plans.

There are several minority group organizations that have been involved in discussion meetings with the Redevelopment Agency and the Housing Authority even with respect to preliminary planning matters. The South End Neighborhood Council organized by the local Community Action Agency; the NAACP; and the Independent Negro Civic Association have selected their own representatives to the Relocation Subcommittee of the CAC and the Community Development Action Plan Agency organized under recent State legislation that makes various housing, planning, development and human resources programs available to communities.

The Redevelopment Agency has invited representatives of each of the minority groups to its meetings. At one point, the South End Neighborhood Council felt that in addition to the president, more residents should participate on the Relocation Committee. This request was granted and four additional representatives were selected from the neighborhood.

As a result of the consultations with the Negro leadership and residents, the need for new housing opportunities was stressed.

With respect to public housing, the prevalent view was that it is needed but should be constructed in such a way as to avoid concentration and largeness and provide new possibilities for homogeneous ethnic and economic grouping. A choice of housing opportunity was expressed for those who preferred a downtown location because of employment, to those who preferred locations in other parts of the city. To achieve this community desire expressed to the Redevelopment Agency, the Housing Authority and the City Administration, the local Housing Authority has applied for a reservation of 200 low-rent family units to be developed on three or four sites located in different parts of the City. This policy was adopted after the Housing Authority rejected a "turnkey" proposal to construct 200 units of low-rent housing on one site.

Other new housing opportunities are being created by the Middletown Community Corporation which has an approved program for 45 units of FHA 221(d)(3) cooperative apartments to be constructed this Fall. This non-profit organization will also sponsor similar housing development within the renewal area.

Cooperative efforts of the local real estate and banking industry have also been aimed at financial counselling and advice to residents who are potential homeowners. Additional housing resources will also be developed by the Hill Development Corporation. The Hill Development Corporation was created by Wesleyan University in January, 1967. Wesleyan University is supplying the corporation with \$3 million in operating capital and land not required for educational purposes. The land is to be developed for residential purposes according to advanced concepts in planning and subdivision design and to be marketed over a period of years. In the early planning of the housing programs in Middletown, potential tenants, including minority residents, have been consulted in regard to the design and character of the new development.

R-216

COMMUNITY ORGANIZATION DATA

R-216

COMMUNITY ORGANIZATION DATA

A social survey as described in the Urban Renewal Handbook was not undertaken during the planning of this project and none is anticipated during project execution. A Social Survey is currently being undertaken as part of the Community Development Action Plan (CDAP) in conjunction with Community Action for Greater Middletown (CAGM) and the Mid-State Regional Planning Agency and will be utilized as needed.

R-216

R-217

REPORT ON CITIZEN PARTICIPATION

R-217

REPORT ON CITIZEN PARTICIPATION

The planning for this project area commenced on October 18, 1966 and was virtually completed when LPA Letter #458 was received in August, 1968. For this reason, no Project Area Committee, per se, has been established. Code 215 contains a detailed description of citizen involvement which has taken place.

Nevertheless, the Redevelopment Agency will form a PAC and fully expects to have a functioning organization by the date of the Part II submission to HUD. To this end, funds have been budgeted to cover the eligible expenses of such a committee during the project execution stage.

R-217

R-221

REHABILITATION AND CONSERVATION DATA

REHABILITATION DATA

I. Criteria for Designation of Area

A. Required Factors Present for Residential Rehabilitation

1. Feasibility of Upgrading Residential Properties to Property  
Rehabilitation Standards

- (1) Residential structures tentatively designated to remain in conservation areas were determined to be feasible of upgrading to Property Rehabilitation Standards on the basis of a special Family Attitude Survey to test residents' attachment to the area (described in Section (2) below) and on the basis of structural surveys and evaluations conducted by the planning consultants and their rehabilitation advisor. The planning consultant's survey covered general structural conditions in all buildings in the rehabilitation areas. The rehabilitation advisor then conducted an in-depth structural examination of a specially selected representative sample of structures tentatively earmarked for rehabilitation. The necessary repairs and costs required to bring these structures up to the Property Rehabilitation Standards were determined as a result of these inspections. A detailed report on these findings is submitted as Exhibit 221-D.

The feasibility of rehabilitation for the structures was further corroborated by an FHA field inspection of the sample structures.

- (2) The area has residential qualities, desirable location and physical characteristics, and other evidences of vitality assuring that conservation activities will restore the area to a long-term sound condition.

The planning consultants conducted a field survey of residents' attitudes toward their homes and neighborhood in the rehabilitation areas of the project. (Exhibit 221-A.) The survey showed the residents found the area a desirable place in which to live:

1. Seventy percent of the residents have lived in Middletown 25 years or longer.
2. Sixty-three percent have lived in their present homes 8 years or longer, indicating a stable population.
3. There was universally expressed satisfaction with the neighborhood. Eighty-four percent of those interviewed indicated intention to stay in the neighborhood.

Many residents found the neighborhood convenient, because of the area's proximity to the CBD with its shops and jobs. Such convenience enables some of the residents to live without a car, and to walk to work and shopping. Close by churches, shops, and schools, combined with the physically handsome nature of much of the area make the proposed rehabilitation areas desirable for residential purposes.

(3) The street and land use pattern in the conservation areas will be a well integrated part of the overall downtown pattern. These areas are adjacent to the CBD, and thus help to reinforce the potential for downtown growth. Proposed new housing in clearance areas will help reinforce the residential quality of the area.

All detrimental land uses or conditions will be removed. All the uses to remain are in conformance with the Urban Renewal Plan.

2. Non-Residential Rehabilitation

Not applicable.

II. Rehabilitation Report

1. Basis of Property Rehabilitation Standards

a) Adequacy of Codes and Ordinances

The City of Middletown has enacted a complete set of codes and ordinances to protect the public health, safety and welfare. The codes include a Building Code, Housing Code, Plumbing Code, Electrical Code and Fire Code. They are based on modern model codes incorporating sound building practices, safety regulations, and public health standards. The Zoning Regulations were amended and recompiled as of March, 1968.

b) Actions Taken to Adopt, Revise, or Amplify Code Standards

None required. All City Code Standards are deemed adequate.

c) Rehabilitation Requirements

PG-50 Requirements and Adaptability

Requirements for the rehabilitation of residential properties have been established in the Urban Renewal Plan. Most of the minimum performance provisions of HUD PG-50 are adequately covered in the local regulations. However, in order to facilitate the usefulness of the Property Rehabilitation Standards by compiling all standards in one document, the provisions and standards contained in Exhibit B to the Urban Renewal Plan include both local regulations and guide provisions of HUD PG-50.

2. Basis of Finding of Feasibility of Rehabilitation

Rehabilitation was determined to be feasible on the basis of structural surveys and a family attitude survey. Inspection of 13 typical residential structures selected for conservation in the project area was made by the planning consultants and their rehabilitation advisor, who are familiar with conditions in the area and whose analysis is submitted as Exhibit 221-D. Before the "typical" structures were finally selected, all structures were examined, an analysis was made of the various deficiencies present, and sample structures were examined by FHA representatives and by the Acquisition Appraiser. This information was then used in the process of formulating the Property Rehabilitation Standards.

a) Summary for Typical Properties

Typical buildings were selected that were representative of conditions prevailing in rehabilitation sections of this project and serve adequately to indicate the economic feasibility of rehabilitation proposals and of the specifications for structural improvements which will be required under the urban renewal plan controls. Analyses of all of the selected typical structures are submitted as Exhibit 221-D.

The anticipated extent of repairs and improvements required by the PRS differs in varying degrees from structure to structure, but certain basic items can be identified as common to all. For example, painting interior walls, patching roofs, etc. (see data prepared by Leonard Feldman, submitted as Exhibit 221-D).

The average cost of improvements, based on the 13 typical structures, is presently estimated to cost \$2,790. The resulting estimated increase in property value is averaged at \$3,050.

The data on costs and repairs, submitted as Exhibit 221-D, were developed by Leonard Feldman, White Plains, New York, as rehabilitation advisor to Raymond & May Associates, Planning Consultants for the project. The latter firm coordinated this study with other aspects of R-221 and the development of the Urban Renewal Plan. The data on "estimated value after repairs" and "rental value after repairs" was supplied in the rehabilitation analysis by John

Rowlson Company, Hartford, Connecticut, which is submitted as Exhibit 221-D. The "Present Values" and "Rental value before repairs" are based on appraisals made by the same appraiser.

Summary information on each of the selected properties is incorporated into the "Rehabilitation Analysis Study" prepared by John Rowlson in Nov.1968, which is submitted as Exhibit 221-D.

Said study indicates all of the following:

1. Present Value and Rental Value before Repairs.
2. Required Repairs and Improvements (and costs thereof) to
  - (a) Code Standards
  - (b) HUD PG-50 Standards
  - (c) Additional Project Standards
3. Estimated Value After Repairs
4. Estimated Rental Value After Repairs
5. Existing Mortgage and Finance Information
6. Mortgage and Financing Projections After Repairs.

b) Summary and Analysis of Investigations

(1) "Before" and "After" Appraisals

"Before" and "after" values of the 13 typical rehabilitation structures are included within the data sheets on the individual properties that are in the Rowlson Report and average amounts are stated above.

These values suggest that in all cases (with one or two exceptions) the cost of improvements to project rehabilitation

standards can be fully reflected in increased rental and sales value of the project area properties. After a preliminary analysis of the real estate aspects, discussion with local banks and FHA staff, the economic consultant recommended rehabilitation as a feasible treatment.

(2) Debt-carrying Capacity of Properties

Information has been collected with respect to the debt-carrying capacity of project area properties, which suggests that the debt-carrying ability is adequate to make the necessary repairs and improvements. Letters from local banks contained as exhibits in Code R-225 demonstrate the availability of mortgage funds for improvements in the Middletown Renewal Project Area #2. The economic analysis of rehabilitation potential has demonstrated that the net cash flow after rehabilitation in all cases but two is equal to or greater than the cash flow before rehabilitation, thus demonstrating the property's debt carrying capacity (see the separately submitted rehabilitation report).

(3) Debt-Carrying Capacity of Owners

The property improvements made in the past and still being made today, by both owners and tenants, suggests that project area residents would be able to meet the costs of improvements to property rehabilitation standards. As indicated above, local banks have expressed a willingness to lend money, and the properties have adequate debt-carrying capacity.

(4) Investment Property; Relationship of Anticipated Increase in Income and/or Value to Cost of Proposed Improvements

In all but two sample cases, the cost of repairs and improvements can be fully reflected in increased value and rental levels, although it is not anticipated that rentals will rise to the point that present tenants could no longer afford the property. Rental value increases are expected to generally remain constant.

(5) Proposed Tax Abatements or Deferred Assessments

There will be no tax abatements or deferred assessments.

c) Effect of Special Assessments

No special assessments are anticipated.

3. Description of Financing

The LPA anticipates that improvements undertaken by property owners will be made under either Section 312 assistance, FHA Section 220 Home Improvement Loans, rehabilitation grants under Section 115 of the Housing Act, and conventional loans made by local banks.

The local banks in Middletown have expressed an interest in the conservation program and a willingness to assist by making financing available in the area under an urban renewal program. The readiness of local banks to make this type of loan, of course, being based upon both collateral and credit rating, is purely an individual affair. On smaller loans, conventional financing would be competitive with the FHA program.

A detailed study of the financing is included in the Rehabilitation Analysis Study of John Rowison Company, which is submitted as Exhibit 221-D.

4. Citizen Participation

Report on Citizen Participation

During the intensive family survey conducted in the area (see Exhibit 221-A) the residents received information about the program, and expressed interest in the possibilities of a conservation renewal program. The Citizens Advisory Committee has been active throughout the planning process.

During this planning period, the urban renewal director has spoken before many civic organizations about the project, and the community-wide Citizens Advisory Committee has actively supported the program while participating in its formulation. The Director has established a "day to day" liaison with project area residents. See Code 217 for a report on the Project Area Committee.

5. Description of Administrative Organization

(a) Organization and Function of Staff

The Redevelopment Agency, through the Office of the Executive Director, will have overall administrative control over the rehabilitation program. The Agency will hire a Rehabilitation staff which will administer the day-to-day details of the program.

The staff will consist of the following members:

The Assistant Director, who will devote a portion of his efforts to community relations, providing the impetus for block organization,

disseminating information with regard to rehabilitation requirements and available aids.

Rehabilitation Specialist, who will be a person qualified and experienced in residential building construction methods, costs, property values, and loan procedures. He will make property surveys, before, during, and after rehabilitation, and family surveys, to obtain basic data as to financial capacity of property owners. He will provide budgetary and financial advice to owners requiring such assistance. He will also be responsible for "before" and "after" photographs and exhibits.

(b) Organization and Function of other Participating Agencies

None.

(c) Proposed Training Program

The entire project staff will be taught the basic goals of rehabilitation for this area. However, it is hoped that the technician employed will be qualified to perform this function on the basis of experience. The Rehabilitation Specialist will be sent to a one-week training course on housing inspection given by the American Public Health Association. Appropriate staff members will be sent to any rehabilitation workshops held by HUD, NAHRO, or the Connecticut Urban Renewal Association. Attempts will be made to send them to view existing rehabilitation programs such as New Haven's Wooster Square and Dixwell Projects and any others that may be recommended by the HUD staff. It is also expected that

considerable training advice can be given by the regional RAA and FHA rehabilitation specialists.

6. Special Conditions or Problems

None anticipated.

7. Proposed Work Program

(a) Methods to be Used to Assure Organized Neighborhood Support

The Assistant Director will be responsible for developing neighborhood support and participation. The approach to obtaining and maintaining this support will be on an individual basis, complemented by a block-by-block, or sub-area, approach, and culminated in an overall neighborhood association called the Project Area Committee (PAC). This Committee will be assisted with funds from the Redevelopment Agency, in accordance with LPA Letter #458. It is anticipated that the Director of the PAC will work closely with the Redevelopment Agency staff in successfully accomplishing the goals of the rehabilitation program.

(b) Conducting Final Property Surveys

This will be done by the Rehabilitation Specialist and the PAC. Survey forms and records will be developed. The scheduling of survey inspections and procedures for exchanging information and coordinating code enforcement activities will be worked out in advance with the appropriate City Departments. Prior to the surveys, the purpose and scope of the inspections will be explained to project

area owners and tenants through block meetings, individual letters the press, and the PAC. Owners will be requested to consult with the LPA before making improvements to their property. Detailed inspections will be made of all structures in the conservation areas except for those designated for demolition. In addition to the determination of existing conditions a report will be made of the work required and the estimated cost. Photographs and sketches will also be made. The results of the survey will be analyzed and tabulated; owners will then be advised in writing, with sketches appropriate, of specific improvements necessary to bring the property into compliance with both code standards and Property Rehabilitation Standards. They shall be advised as to the help which is available. Follow-up personal interviews will be scheduled to assure that the owners fully understand the program and their specific rehabilitation requirements, and to help them with any problems or questions that they might have.

(c) Sample Letters and Notices

See Exhibits 221-B and C, attached.

(d) Hardship Cases

Hardship cases will be given all possible assistance by the conservation staff in establishing contact with local social service and/or welfare agencies.

"Rehabilitation demonstration" homes to be selected may be owned by hardship families. Such structures may be purchased by the

LPA, improved, and resold to the owners, provided they agree to maintain it for demonstration purposes.

Recalcitrant Owners

The Urban Renewal Plan provides that the homes of owners who arbitrarily refuse to carry out required minimum improvements may be acquired by the LPA. While the LPA does not wish to utilize this power, it will, if all attempts at persuasion fail. The planning stage surveys indicate that the degree of acceptance of the rehabilitation concept will be very high in this area.

(e) Coordination with Local Government

The LPA will make arrangements with all City Departments to coordinate efforts affecting this area. Arrangements will be made to coordinate housing code enforcement activities and public improvements to reinforce the objectives of the Urban Renewal Plan. Appropriate City Departments will be notified of the results of the property surveys, of the notices sent, and the results obtained. Regular meetings will be held with departments heads and requests for appropriate actions with regard to specific properties will be submitted in writing as necessary.

Housekeeping services, such as fire and police protection and garbage and trash collections will be provided at satisfactory levels by the City Departments involved.

The LPA will request compliance reinspections by the appropriate City agency to assist in the orderly and complete improvements of all properties designated for rehabilitation and conservation treatment. Where properties are to be acquired, the appropriate code enforcement agency will be so advised. Full code enforcement procedures, except for emergency measures, will be suspended in such cases. The possibility of having Department Inspectors accompany the LPA rehabilitation specialist on inspections will be considered and implemented if deemed feasible and advisable. A system will be organized whereby the LPA and affected departments of the City government will exchange all records relating to inspections, notices, correspondence, etc. in connection with the conservation area.

(f) Description of Informational and Counseling Services

The following informational and counseling services will be provided by the LPA the PAC, and other participating agencies and organizations:

- (1) A written notice to all owners and occupants of property in the area explaining the general nature of the project and its objectives. Owners shall be cautioned against making improvements prior to consultation with the LPA.
- (2) A written notice to every property owner stating the specific improvements required to meet Property Rehabilitation Standards.

- (3) Utilizing the PAC to disseminate information about the rehabilitation program and in carrying out specific project activities, such as developing newsletters, advising owners on detailed improvements and overall liaison with the Redevelopment Agency.
- (4) On an individual interview basis: advice on compliance with Property Rehabilitation Standards.
- (5) Advice and information for property owners engaged in improving their property.
- (6) Guidance and assistance for property owners with respect to financing home improvements.
- (7) Information with respect to reasonable costs and estimates for work and contracts for home improvements.
- (8) Advice with regard to architectural design and construction.
- (9) The rehabilitation sketches, cost estimates, and building analysis developed during the planning stage will be used in distribution material to illustrate the kind and level of rehabilitation contemplated.
- (10) Advice on social services available.

In addition, see the text above for general counseling, coordinating, and informational activities to be carried out by staff members.

(g) Establishment of Project Office

The location of the project office has not yet been determined. The office site may possibly be a "rehabilitation demonstration"

building within the project conservation area where relocation activities, property management, field work and conservation activities would be based. A separate office for the PAC will serve as a clearing house for information about the project and would provide space for meetings, conferences and talks.

Exhibit space will be provided for the display of visual material relating to conservation and property improvement to project residents.

Both offices will be established at a location easily accessible for project residents, and office hours will be scheduled so that residents may obtain advice in the evenings, as well as during the day.

8. Rehabilitation Demonstration Proposals

(a) The LPA has not yet identified properties to be acquired for this purpose. If demonstration proposals are undertaken, they will, in all likelihood, be hardship cases (in which event they will be resold to the former owners) or typical properties on which substantial improvements can be made, in order to give the greatest impetus to property improvement activity.

(b) At the present time the Agency has not yet selected those properties, if any, which will be acquired for rehabilitation demonstration. The total number of dwelling units which are to be rehabilitated under the Urban Renewal Plan is 287.

(c) The LPA's contemplated plan of operation for rehabilitated demonstration structures is as follows:

One building may be rehabilitated to serve as a Conservation Section office.

"Before", "during", and "after" photographs of all rehabilitated buildings will be made by the Rehabilitation Specialist. These photographs will be used in both displays in the conservation section offices, and on a community-wide basis for public relations purposes in the PAC office.

Achievement of the best possible physical and aesthetic standards is a basic goal toward which the project staff will work.

The Rehabilitation Specialist with the PAC will inspect all properties within the conservation area, and on the basis of these inspections will prepare or have prepared sketches (not working drawings) showing possible improvements to facades and floor plans plus estimates of the cost of the proposed architectural improvements. These will be presented to the individual owners along with written lists of required structural improvements, if any.

The owners will be encouraged in every possible way to provide architectural improvements harmonious with the remainder of the neighborhood. Advice will be available on materials, reputable contractors, financing, and all other aspects of design improvement work through the Redevelopment Agency and the PAC. Before

and after photographs and sketches of well-done aesthetic improvements will be prominently displayed in the conservation office and the PAC office and given newspaper publicity to provide encouragement and inspiration for other property owners. Color slides of these improvements will be shown at block meetings.

- (d) The LPA does not at this time plan for financial participation by the FHA in the purchase or improvement of property to be acquired for this purpose. However, if the demonstration program is utilized it is the intention of the LPA that FHA technicians be called upon for discussions with block groups, using the demonstration home as a model for their talks.
- (e) Not applicable.
- (f) Properties have not yet been selected for acquisition for demonstration purposes. Choice of such buildings will be made within the following guidelines and with the assistance of the PAC:
  - (a) One property will be acquired for project office purposes.
  - (b) Consideration will be given to "hardship" status of present owners.
  - (c) The properties must be available for demonstration purposes to other project residents.
  - (d) The building and its improvement must be presentative of the existing conservation area and of the possible benefits of rehabilitation.

RAYMOND & MAY ASSOCIATES  
WHITE PLAINS,

PLANNING & URBAN RENEWAL  
CONSULTANTS  
NEW YORK

FAMILY SURVEY

Community
Project
Date
Interviewer

Address
U.R. Block No.
U.R. Parcel No.
D.U. Location

PART I, GENERAL DATA

1. Family Name \_\_\_\_\_
2. Race W/N/O/ \_\_\_\_\_
3. Tenure and Residency: (check one) Owner \_\_\_\_\_ Tenant \_\_\_\_\_
4. How long have you lived in your present home? \_\_\_\_\_
5. How long have you lived in this area (community)? \_\_\_\_\_
6. Where do you do the majority of your day-to-day household shopping (except for big department store purchases)? \_\_\_\_\_  
Do you (or person who does most of the shopping) drive to stores? \_\_\_\_\_  
If no, state means (phone \_\_\_\_\_ bus \_\_\_\_\_ walk \_\_\_\_\_) Other (specify) \_\_\_\_\_
7. Do you have any relatives living in this neighborhood? Yes \_\_\_\_\_ No \_\_\_\_\_  
(If yes) Where do they live? \_\_\_\_\_
8. Do you belong to any local group or clubs? PTA \_\_\_\_\_ Social Club \_\_\_\_\_  
Other \_\_\_\_\_  
(Name, location, purpose) \_\_\_\_\_
9. Where does the head of the household work? \_\_\_\_\_  
Other employed family member \_\_\_\_\_
10. Do you own a car? No \_\_\_\_\_ Yes \_\_\_\_\_. State number of cars \_\_\_\_\_
11. What means of transportation do you use to get to work? \_\_\_\_\_

12. a. Are you dissatisfied with any features of the neighborhood: List

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b. What features of the neighborhood do you find especially desirable or attractive? \_\_\_\_\_

---

13. When you first decided to move to this neighborhood was there any particular thing that made you feel you wanted to live here? \_\_\_\_\_

---

14. a. In what ways do you think this neighborhood is changing from what it was when you first moved here? \_\_\_\_\_

b. Do you think these changes are for the better, worse, no opinion?

PART II, FINANCIAL DATA

15. OWNERS ONLY

	Original Amount & Date	Due Now	Type of Mortgage (FHA, etc.) term, and interest rate	Name of Holder of Mortgage
First Mortgage				
Second Mortgage				
Other				
Home Improvement Loan				

16. OWNERS ONLY

What is your average expense for the following housing items?

(if item is not applicable indicate "N/A")

1. Mortgage payment (first mortgage, per month) ..... \_\_\_\_\_  
    Indicate if any items below are included in  
    this payment
2. Mortgage payment (second Mortgage, per month) ..... \_\_\_\_\_
3. Repayment of home improvement loan (per month) ..... \_\_\_\_\_
4. Heating (per year) ..... \_\_\_\_\_
5. Water, Gas, Electricity (per month) ..... \_\_\_\_\_
6. Taxes (per year) ..... \_\_\_\_\_
7. Insurance (per year) ..... \_\_\_\_\_
8. Repairs (total amount since purchase of house--list  
    repairs and improvements below, including cost)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. OWNERS ONLY

(Ask only in event of owner occupied 2 or more family dwelling)

Rental Income \_\_\_\_\_ (per month)

18. TENANTS ONLY

1. Rent paid monthly ..... \_\_\_\_\_
2. Gas, Electricity and other Utilities ..... \_\_\_\_\_
3. Additional payments for furniture (furnished  
    apartments only) ..... \_\_\_\_\_
4. Total .....

19. Family Data: If you were for any reason to move do you have any thoughts on whether you would want to: Rent \_\_\_\_\_ Buy \_\_\_\_\_

Undecided \_\_\_\_\_

Other - Comment below

Family Composition and Income

Persons in household (by sex and relationship to first listed)	Age	Cit.	I N C O M E				Gross	Occupation (state if un-employed but looking for job)	Welfare or SS (Note which and \$ from each program)
			Week	Month	Year	Net			
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									

SP \_\_\_\_\_ SPOA \_\_\_\_\_  
SPH \_\_\_\_\_

Office Use

Race \_\_\_\_\_ Tenure \_\_\_\_\_

No. in Family \_\_\_\_\_

Monthly Income \_\_\_\_\_

No. of Brs. reqd \_\_\_\_\_

Max. monthly housing exp. @ 20% \_\_\_\_\_  
@ 25% \_\_\_\_\_

P.H. \_\_\_\_\_

PHOA \_\_\_\_\_

MI \_\_\_\_\_

Pvt. \_\_\_\_\_ Pur. \_\_\_\_\_

Max. Sales Price \_\_\_\_\_

NOTE:

- SP = Single Person
- SPH = Single Person Householder
- SPOA = Single Person Old Age
- P.H. = Public Housing
- P.H.O.A. = Public Housing Old Age
- M.I. = Middle Income

Comments:

R-221-B

LETTER TO OWNERS AND OCCUPANTS OF PROPERTY IN THE CONSERVATION AREA

Dear Mr. \_\_\_\_\_:

As you know, the property owned (occupied) by you at \_\_\_\_\_  
is within the conservation section of Middletown Renewal Project #2.

Within this section the City of Middletown hopes that as many buildings as possible will be retained and improved. For its part, the City plans to aid in improving the area by installing new storm drainage lines, sewer lines, water lines, street paving, and street lighting. In turn, each owner will be asked to make sure his property meets our local health and safety standards and the set of standards specifically drawn up for the project area. To guide you in making improvements, a qualified member of our staff will, in a short while, conduct a detailed inspection of your property. Following this inspection, you will be presented with a list of essential structural improvements. You will also be given sketches suggesting necessary or desirable changes in floor plans or building exterior, and estimated costs for the required work.

The Middletown Redevelopment Agency is eager to assist you in every possible way in this endeavor to improve the project area. Help will be available at the Rehabilitation Office (located at \_\_\_\_\_) with regard to such matters as obtaining loans for financing home improvements, practical and economical ways to accomplish necessary improvements, lists of reputable and reliable home improvement contractors, suggested materials, and general information about the project and its requirements.

EXHIBIT 221-B-1

Owners are cautioned not to start improvements before consulting with the Redevelopment Agency at the address given above.

Here's how the rehabilitation aspects of this project will be carried out:

1. As noted above, in a short while a survey will be made of the condition of each property; as a result of this survey each owner will receive a list of required and suggested repairs or improvements. We urge you to take advantage of the skilled, professional financial and design help available at the Rehabilitation Office. We are prepared to offer you every possible assistance on a personal basis; this can save you considerable expense, time, and uncertainty.
2. All the families on your block will be invited to a series of meetings in the Rehabilitation Office. At these meetings the City's rehabilitation program will be explained in full detail. You will be shown examples of successful home improvements within your neighborhood, and staff members will explain the services and aids available.
3. In the last analysis, the improvement to your neighborhood will depend on you. While the City will pay for necessary public improvements, each owner must bear the cost for whatever private improvements are necessary to bring his home to the standards set for the neighborhood and City. The City is aware that some owners have already done a remarkable job of home improvement. Through use of the design skills and other aids that will be available as part of this project, there is every reason to believe

that all the structures designated for rehabilitation will become a source of pride for the whole community.

We look forward to working with you on this exciting and significant program.

Sincerely yours,

Executive Director

R-221-C

LETTER TO OWNERS OF  
CONSERVATION AREA PROPERTIES LISTING REQUIRED IMPROVEMENTS

Dear Mr. \_\_\_\_\_:

We wish to thank you for your cooperation with the surveys of your property which we made recently.

Our inspectors have found the following items which do not comply with the Middletown Housing and Building Codes and the Project Property Rehabilitation Standards:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

In addition, our inspectors have noted several other improvements which you may wish to consider in order to bring your home to the best possible condition consistent with economical cost. These are:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

As you were informed earlier, we are eager to help you in many different ways, so that the improvements indicated above can be accomplished in an economical and

satisfactory way. As part of our survey we have estimated the probable cost of recommended improvements and prepared sketches to show how your home might look if improved as suggested above. These are available to you at the Rehabilitation Office at \_\_\_\_\_ along with other assistance and valuable information.

It is important before contracting for improvements to make sure they will meet the City's code requirements and the Project Property Rehabilitation Standards. Our staff will review estimates and contracts for you at the Rehabilitation Office.

Will you please call Mr. \_\_\_\_\_, phone number \_\_\_\_\_, at the Rehabilitation Office to make an appointment to discuss your property and the aids and services available.

Sincerely yours,

Project Director

*John F. Rowlson Appraiser*

50 State Street  
Hartford, Connecticut 06103  
Tel. 527-1818

REHABILITATION STUDY  
DOWNTOWN URBAN RENEWAL PROJECT

MIDDLETOWN, CONNECTICUT

Prepared for

Middletown Redevelopment Authority

November 1, 1968

John F. Rowlson Company  
50 State Street  
Hartford, Connecticut 06103

INTRODUCTION

A rehabilitation study has been compiled on the following twelve (12) Middletown properties to determine feasibility of upgrading to minimum property standards in compliance with building codes.

64 Pearl Street  
240-242 Court Street  
139 Broad Street  
28 Pearl Street  
89-91 Broad Street  
101 Broad Street  
142 High Street  
108-110 High Street  
48 Loveland Street  
32 Loveland Street  
111 South Main Street  
93-95 South Main Street

The following assumptions have been made relative to these properties:

- (1) That minimum code will be the basis for rehabilitation.
- (2) Rentals assigned are within the financial ability of the tenants and are considered conservative.
- (3) Funds for financing will be available on terms deemed reasonable.

A "before and after" rehabilitation market value has been used to determine feasibility. Costs of rehabilitation have been spread over sufficient years to preclude burden to owners. Taxes will not be increased, per Middletown Tax Assessor, when the rehabilitation work is completed. Therefore, costs to owners include present mortgage, if any, plus the cost of rehabilitation. Existing mortgage data appears on page B-1 of this report.

Rehabilitation is designed to bring the properties into compliance with:

1. Code Standards
2. F. H. A. Standards
3. Project Standards

The required work to bring the properties up to these standards together with estimated costs furnished by Raymond & May appears on pages C-1 through C-12.

Two types of financing have been considered:

- (a) Conventional.
- (b) Section 312 Program which would make available funds at a 3% interest rate. It is assumed that, since the number of cases is minimum and that if more are added they would be spread over a period of time, the local office could assist with the somewhat intricate application procedures.

It is evident from the financial analysis (fact sheets) that the application of the rehabilitation program to these twelve (12) properties is economically sound.

Summary of Capital Values

On the following page appears a summary for each property showing the estimated market value prior to the rehabilitation program, the estimated cost to rehabilitate, the base cost, the estimated value of the property after rehabilitation and the net gain or loss in value. The base cost is composed of the estimated market value before rehabilitation plus cost to rehabilitate. The net gain or loss is the difference between the base cost and the estimated market value after rehabilitation. The extension of the remaining economic life through code compliance is not reflected nor is the alleviation of the precarious position of the properties in violation of code standards reflected. It does, however, assume the redevelopment of the area in which it is located or peripheral to its location and strict code enforcement to competitive properties.

<u>Summary of Capital Values</u>						
<u>No.</u>	<u>Property</u>	<u>Current Fair Market Value</u>	<u>Rehab. Cost</u>	<u>Base Cost</u>	<u>Est. Rehab. Market Value</u>	<u>Net Gain (Loss) In Value</u>
10-9	64 Pearl St.	\$31,500.	\$2,700.	\$34,200.	\$36,000.	\$1,800.
10-11	240-242 Court St.	46,000.	1,375.	47,375.	46,000.	(1,375.)
10-16	139 Broad St.	33,600.	4,030.	37,630.	38,400.	770.
11-6	28 Pearl St.	16,000.	8,240.	24,240.	21,600.	(2,640.)
11-17	89-91 Broad St.	39,900.	2,675.	42,575.	44,000.	1,425.
11-19	101 Broad St.	38,500.	1,090.	39,590.	40,000.	410.
91-12	142 High St.	37,500.	760.	38,260.	37,500.	( 760.)
91-19	108-110 High St.	20,000.	3,100.	23,100.	25,000.	1,900.
91-22	48 Loveland St.	22,800.	2,275.	25,075.	25,200.	125.
91-25	32 Loveland St.	18,900.	4,150.	23,050.	22,500.	( 550.)
93-22	111 South Main Street	24,000.	1,700.	25,700.	26,400.	700.
93-24	93-95 South Main Street	30,800.	1,350.	32,150.	33,600.	1,450.

Block 10, Parcel 9

64 Pearl Street

The land is presently improved with a three-family residence. This property is free and clear of mortgage at the present time. Proposed improvements to bring this property to the rehabilitation standards would cost an estimated \$2,700. Annual carrying cost would be:

Section 312	\$582.20
Conventional	641.55

These figures do not include property taxes. It is assumed that the present owners could assume this additional financial burden without any hardship. The property has a gross income of \$1,980. \* with \$1,155. \* expenses. However, this does not include a figure for repairs or maintenance.

Block 10, Parcel 11

240-242 Court Street

This property is a seven-family residence with all units furnished about 2 years ago. This property is free and clear of any mortgage.

The current rentals are considered to be economic with the exception of the five-room unit which could generate additional \$240. per year. The proposed rehabilitation would not generate any increase in the rental levels as the units are in good condition; the plaster cracks are hair-line and affect no adverse effect on the current rent level.

The property can support the additional charges for the rehabilitation program proposed for the building, but will not increase the value.

\* Owner's statement

Block 10, Parcel 16

139 Broad Street

This four-family residence and land are free of any mortgage. The proposed rehabilitation would cost approximately \$4,030. The proposed repairs or replacements would modernize and improve this property and result in an increase in the value which would exceed the cost.

The present annual income is \$3,660. (assigned \$85. per month to the owner's apartment). This income could be increased after rehabilitation.

Therefore, this property can financially support the increased costs as appear in the financial analysis on the Fact Sheet.

Block 11, Parcel 6

28 Pearl Street

The land is improved with a two-family residence. The cost of rehabilitation is very high in relationship to the market value. The cost to rehabilitate is approximately \$8,240.

Annual Costs:

Section 312	\$548.39
Conventional	\$766.62

It is considered that this property could generate \$100. - \$14. for the first, second and garages after rehabilitation. This indicates that the property could support the cost of rehabilitation over a 20-year period of financing.

Block 11, Parcel 17

89-91 Broad Street

This property formed a part of an estate left to several heirs and is free and clear of encumbrances. It is a four-family residence. The major item of the rehabilitation program is the painting of the exterior (\$1,500.) The total estimated cost of rehabilitation is approximately \$2,675. This expenditure will increase the value of this property \$1,425. in excess of the cost.

The annual cost of financing is as follows:

Section 312	\$576.80
Conventional	635.61

It is considered that this property can support the cost of rehabilitation.

Block 11, Parcel 19

101 Broad Street

This property is a three-family residence which is free of any mortgage. The rehabilitation program requires a small amount of expenditure to bring the property in conforming with the necessary standards. The improvements to the property will increase the value about \$1,500. or about \$410. more than the cost of rehabilitation.

The annual financing charges are as follows:

Section 312	\$235.03
Conventional	259.00

The property can financially support the rehabilitation expense as proposed.

Block 91, Parcel 12

142 High Street

The land is improved with a three-family residence. The proposed rehabilitation is nominal in cost and minimum as to the improvements and would reflect no change in the income or market value. The property has no existing mortgage.

The annual cost of financing the rehabilitation cost of \$760. would be:

Section 312	\$163.88
Conventional	180.59

It is considered that the property could support the cost of rehabilitation to bring the property to conformity with the standards of the rehabilitation program.

Block 91, Parcel 19

108-110 High Street

The land is improved with a two-family residence. The owner is one tenant and the other rents for \$1,140. per year. The present balance of the existing mortgage is \$1,142.72. An attachment was placed against the property for \$500. in 1966 with no record found of a release.

The proposed rehabilitation will increase the market value of the property in excess of the cost equal to approximately \$1,900. The present income will support the cost of rehabilitation plus the existing mortgage based on the refinancing under the cost of Section 312 (Table C on Fact Sheet.)

Block 91, Parcel 22

48 Loveland Street

The land is improved with a two-family residence and is occupied by mother and daughter. There is a mortgage on the property with a balance of only \$463.17. The cost of rehabilitation is estimated to be \$2,275. Annual charges to rehabilitate to include present mortgage is \$1,297.19 under Section 312 and \$1,347.21 with conventional financing. However, with refinancing, the existing mortgage with the cost of rehabilitation the amount of carrying costs are reduced under Section 312 to a figure below the payment schedule of the existing carrying charges.

Block 91, Parcel 25

32 Loveland Street

The land is improved with a two-family residence with the owner occupying the first floor plus one room on the second floor. Three room - cold flat on the second floor presently rented for \$65. per month. This rent can be increased to \$85. after central heat is installed plus \$5. for rent of one stall in garage.

The rehabilitation program will enable the property to generate greater income which will support the cost of rehabilitation together with maintenance, water and sewer and insurance.

Block 93, Parcel 22

111 South Main Street

The land is improved with a two-family residence. The proposed rehabilitation is estimated to cost approximately \$1,700. These improvements will enable the property to generate an estimated increase in the rental income to \$125. - \$100. or \$225. per month (\$2,700. per year).

The carrying costs for rehabilitation would be \$366. 57 per year under the Section 312 F. H. A. financing program and \$403. 94 with conventional financing. The property will benefit from the rehabilitation program with an increase in value and an increase in income from increased rentals.

Block 93, Parcel 24

93-95 South Main Street

The land is improved with a three-family residence. The rehabilitation proposed at an estimated cost of \$1,350. includes minor repairs and redecorating as the property has been maintained in good condition. The owners spent over \$3,000. in improvements during the past 5 years. The present rental income is as follows:

First floor	\$95.	\$1,140.	
Second floor	Owner		\$1,140. assigned
Third floor	90.	<u>1,080.</u>	<u>          </u>
		\$2,220.	\$3,360.

The proposed rehabilitation charges could be economically supported by the property to include all expenses for maintenance, taxes, sewer and water and insurance. The property also benefits from an increase in value resulting from the rehabilitation program.

*John F. Rowlson Appraiser* - 50 State Street, Hartford, Connecticut, Tel. 527-1818

APPENDIX A

FACT SHEETS

Individual Property Fact Sheets

The individual property fact sheets appearing on the following pages provide the following information:

Fair Market Value  
Rehabilitation Cost  
Mortgage, if any  
Taxes  
Carrying costs under conventional financing and Section 312 financing.

The terms of the mortgages vary for the purpose of bringing the monthly payment schedule into line with assumed ability to pay. All properties have at least one rental unit and as demonstrated in the analysis moderate rent increases after rehabilitation are indicated in several instances.

FACT SHEET

Block 10, Parcel 9  
64 Pearl Street

Present Use: Three-family Residence  
 Proposed Use: Three-family Residence

Fair Market Value: \$31,500.  
 \*Rehabilitation 2,700.  
 Total Base Cost \$34,200.

Mortgage: None

<u>Financial Analysis</u>	<u>After Rehabilitation **</u>			<u>C</u>
	<u>Present</u>	<u>A</u>	<u>B</u>	
Taxes	\$538.81	\$538.81	\$538.81	None
Mortgage (per annum)				
Rehabilitation Cost (per annum)		<u>582.20</u>	<u>641.55</u>	
Total Cost - per annum	\$538.81	\$1,121.01	\$1,180.36	
per month	44.90	93.42	98.36	

\* Raymond & May Associates estimates  
 \*\* A. Assume Section 312 Rehabilitation Loan, 5-year term  
 B. Assume Conventional Financing, 5 years, 7%  
 C. Assume refinancing present mortgage plus rehabilitation cost Section 312.

Present Income: \$1,980.  
 Projected Income After Rehabilitation: \$2,220.

FACT SHEET

Block 10, Parcel 11  
240-242 Court Street

Present Use: Seven-Family, furnished  
 Proposed Use: Seven-Family, furnished

Fair Market Value: \$46,000.  
 Rehabilitation Cost\* 1,375.

Total Base Cost \$47,375.

Mortgage: None

<u>Operating Expense Estimates</u>	<u>Present</u>	<u>After Rehabilitation</u>	<u>312 Financing</u>
Taxes	\$ 777.	\$ 777.	\$ 777.
Insurance	300.	250.	250.
Heat	900.	825.	825.
Utilities	1,000.	1,000.	1,000.
Water, Sewer & Sanitation	200.	200.	200.
Decorating	275.	275.	275.
Repairs	350.	350.	350.
Reserve for Replacement	780.	780.	780.
Management	492.	492.	492.
Custodian	240.	240.	240.
Lawn care & Snow removal	<u>260.</u>	<u>260.</u>	<u>260.</u>
Total Expenses	\$5,574.	\$5,449.	\$5,449.

<u>Income Estimates</u>	<u>Present</u>	<u>After Rehabilitation</u>	<u>312 Financing</u>
(5) 3-rooms x \$125.	\$ 7,500.	\$ 7,500.	
(1) 2-rooms x 95.	1,140.	1,140.	
(1) 5-rooms x 125.	<u>1,500.</u>	<u>1,740.</u>	
Total Income	\$10,140.	\$10,380.	

FACT SHEET

Block 10, Parcel 11

continued

<u>Cash Flow</u>	<u>Present</u>	<u>After Rehabilitation</u>	<u>312 Financing</u>
Total Income	\$10,140.	\$10,380.	\$10,380.
Less Vacancy	<u>304.</u>	<u>311.</u>	<u>311.</u>
Gross Effective Income	\$ 9,836.	\$10,069.	\$10,069.
Less Expenses	<u>5,574.</u>	<u>5,449.</u>	<u>5,449.</u>
Net Income	\$ 4,262.	\$ 4,620.	\$ 4,620.
Less Debt Service	<u>None</u>	<u>327.</u>	<u>297.</u>
Net Income	\$ 4,262.	\$ 4,293.	\$ 4,323.

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost Section 312.

Present Gross Income           \$10,140.

Projected Gross Income After Rehabilitation:   \$10,380.

FACT SHEET

Block 10, Parcel 16  
139 Broad Street

Present Use: Four-family Residence  
 Proposed Use: Four-family Residence

Fair Market Value \$33,600.  
 Rehabilitation Cost \* 4,030.

Total Base Cost \$37,630.

Mortgage: None

After Rehabilitation \*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$905.14	\$905.14	\$905.14	
Mortgage per annum				None
Rehabilitation Cost per annum		<u>868.98</u>	<u>957.58</u>	
Total Annual Cost	\$905.14	\$1,774.12	\$1,862.72	
Per Month	75.43	147.84	155.23	

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

Present Income: \$3,660.

Projected Income After Rehabilitation: \$4,380.

FACT SHEET

Block 11, Parcel 6  
28 Pearl Street

Present Use: Two-family Residence  
Proposed Use: Two-family Residence

Fair Market Value \$16,000.  
\*Rehabilitation Cost 8,240.

Total Base Cost \$24,240.

Mortgage: None

After Rehabilitation \*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$402.60	\$402.60	\$402.60	
Mortgage				None
per annum				
Rehabilitation Cost				
per annum		<u>548.39</u>	<u>766.62</u>	
Total Cost				
per annum	\$402.60	950.99	\$1,169.22	
per month	33.55	79.25	97.43	

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 20 years

B. Assume Conventional Financing, 20 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
Section 312.

Present Income: \$2,400.  
Projected Income After Rehabilitation: \$2,568.

FACT SHEET

Block 11, Parcel 17  
89-91 Broad Street

Present Use: Four-family Residence  
 Proposed Use: Four-family Residence

Fair Market Value: \$39,900.  
 \*Rehabilitation Cost: 2,675.

Total Base Cost \$42,575.

Mortgage: None

<u>Financial Analysis</u>	<u>After Rehabilitation **</u>			
	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$1,288.47	\$1,288.47	\$1,288.47	
Mortgage (per annum)				None
Rehabilitation Cost (per annum)		<u>576.80</u>	<u>635.61</u>	
Total Cost - per annum	\$1,288.47	\$1,865.27	\$1,924.08	
per month	107.37	155.44	160.34	

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

FACT SHEET

Block 11, Parcel 19  
101 Broad Street

Present Use:	Three-family Residence
Proposed Use:	Three-family Residence
Fair Market Value:	\$38,500.
Rehabilitation Cost *	<u>1,090.</u>
Total Base Cost	\$39,590.
Mortgage:	None

<u>Financial Analysis</u>	<u>Present</u>	<u>After Rehabilitation</u>	
		<u>A</u>	<u>B</u>
Taxes	\$1,050.62	\$1,050.62	\$1,050.62
Mortgage, per annum			
Rehabilitation Cost, per annum	<u>                    </u>	<u>235.03</u>	<u>259.00</u>
Total Cost, per annum	\$1,050.62	\$1,285.64	\$1,309.62
per month	87.55	107.14	109.13

\* Raymond & May Associates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

FACT SHEET

Block 91, Parcel 12  
142 High Street

Present Use: Three-family Residence  
 Proposed Use: Three-family Residence

Fair Market Value \$37,500.  
 Rehabilitation Cost 760.

Total Base Cost \$38,260.

Mortgage: None

<u>Financial Analysis</u>	<u>Present</u>	<u>After Rehabilitation</u>		
		<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$849.47	\$849.47	\$849.47	
Mortgage, per annum				None
Rehabilitation Cost per annum	<u>          </u>	<u>163.88</u>	<u>180.59</u>	
Total Cost, per annum	\$849.47	\$1,013.35	\$1,030.06	
per month	70.79	84.45	85.84	

Present Gross Income: \$2,400.

Projected Gross Income After Rehabilitation: \$2,400.

FACT SHEET

108-110 High Street  
Block 91, Parcel 19

Present Use: Two-family Residence  
Proposed Use: Two-family Residence

Fair Market Value \$20,000.  
Rehabilitation Cost \* 3,100.

Total Base Cost \$23,100.

Mortgage: Middletown Savings Bank, \$9,000., 4%, 20 years starting 5/1/51 to 3/1/71 @ \$54.54 per month.  
Balance \$1,142.72  
Attachment 11/22/66 \$500. against Jennie Russo by Joseph Monarco & Nicholas Milardo, d/b/a Monarco and Milardo

After Rehabilitation \*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$333.64	\$333.64	\$333.64	\$333.64
Mortgage, per annum	654.48	654.48	654.48	491.61
Rehabilitation Cost per annum	_____	<u>359.20</u>	<u>431.93</u>	_____
Total Cost				
per annum	\$1,048.07	\$1,347.32	\$1,420.05	\$825.25
per month	87.34	112.28	118.34	68.77

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 10 years

B. Assume Conventional Financing, 10 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost Section 312, 5 years.

Present Gross Income: \$1,140.

Projected Gross Income After Rehabilitation: \$1,200.

FACT SHEET

Block 91, Parcel 22  
48 Loveland Street

Present Use: Two-family Residence  
 Proposed Use: Two-family Residence

Fair Market Value \$22,800.  
 Rehabilitation Cost \* 2,275.

Total Base Cost \$25,075.

Mortgage: Middletown Savings Bank, \$8,500., 5%, 15 years  
 starting June 21, 1954. \$67.22 per month  
 Balance \$463.17

After Rehabilitation\*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$ 435.24	\$ 435.24	\$ 435.24	\$ 435.24
Mortgage				
per annum	806.64	806.64	806.64	590.43
Rehabilitation Cost				
per annum	<u>          </u>	<u>490.55</u>	<u>540.57</u>	<u>          </u>
Total Cost				
per annum	\$1,241.88	\$1,732.43	\$1,782.45	\$1,025.67
per month	103.49	144.37	148.54	85.47

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5- year term

B Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

Present Rental Income: Family occupancy

FACT SHEET

Block 91, Parcel 25  
32 Loveland Street

Present Use: Two Family Residence  
 Proposed Use: Two Family Residence

Fair Market Value: \$18,900.  
 Rehabilitation Cost:\* 4,150.

Total Base Cost \$23,050.

Mortgage: None

After Rehabilitation\*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$426.78	\$426.78	\$426.78	
Mortgage (per annum)				None
Rehabilitation Cost (per annum)		<u>276.19</u>	<u>374.99</u>	
Total Cost - (per annum)	\$426.78	\$702.97	\$801.77	
(per month)	35.57	58.58	66.81	

\*Raymond & May Associates estimates

\*\*A. Assume Section 312 Rehabilitation Loan, 20 years

B. Assume Conventional Financing, 20 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

Present Gross Income: \$780. plus owner's apartment

Projected Gross Income after Rehabilitation: \$1,080. plus owner's  
 apartment.

FACT SHEET

Block 93, Parcel 22  
111 South Main Street

Present Use: Two-family Residence  
 Proposed Use: Two-family Residence

Fair Market Value \$24,000.  
 Rehabilitation Cost \* 1,700.

Total Base Cost \$25,700.

Mortgage: None

After Rehabilitation \*\*

<u>Financial Analysis</u>	<u>Present</u>	<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$550.95	\$550.95	\$550.95	
Mortgage, per annum				None
Rehabilitation Cost per annum	<u>          </u>	<u>366.57</u>	<u>403.94</u>	
Total Cost per annum	\$550.95	\$917.52	\$954.89	
per month	45.91	76.46	79.57	

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

Present Gross Income: \$1,020.

Projected Gross Income After Rehabilitation: \$2,700.

FACT SHEET

Block 93, Parcel 24  
93-95 South Main Street

Present Use: Three-family Residence  
 Proposed Use: Three-family Residence

Fair Market Value: \$30,800.  
 Rehabilitation Cost: 1,350.

Total Base Cost \$32,150.

Mortgage: None

<u>Financial Analysis</u>	<u>Present</u>	<u>After Rehabilitation</u>		
		<u>A</u>	<u>B</u>	<u>C</u>
Taxes	\$810.83	\$810.83	\$810.83	
Mortgage, per annum				None
Rehabilitation Cost per annum	<u>          </u>	<u>291.10</u>	<u>320.78</u>	
Total Cost, per annum	\$810.83	\$1,101.93	\$1,131.61	
per month	67.57	91.83	94.30	

\* Raymond & May Associates estimates

\*\* A. Assume Section 312 Rehabilitation Loan, 5-year term

B. Assume Conventional Financing, 5 years, 7%

C. Assume refinancing present mortgage plus rehabilitation cost  
 Section 312.

Present Gross Income: \$2,220.

Projected Gross Income After Rehabilitation: \$2,400.

John F. Rowson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

APPENDIX B

SUMMARY OF MORTGAGE DATA

Summary of Mortgage Data

<u>No.</u>	<u>Address</u>	<u>Title</u>	<u>Mortgagee</u>	<u>Date</u>	<u>Original Amount</u>	<u>Terms</u>	<u>Remarks</u>
10-9	64 Pearl St.	Sebastian Vinci & Rose Vinci	None				
10-11	240-242 Court St.	Sebastiano & Mary Fazzino	None				
10-16	139 Broad St.	Salvatore Mazzotta	None				
11-6	28 Pearl St.	Giulio Guiffrida & Helen Guiffrida	City Savings Bank of Middletown	3/30/51	\$3,000.	5%	Paid 8/15/52
11-17	89-91 Broad Street	Sebastian Cannata et als	None				
11-19	101 Broad St.	Mary Elizabeth Murphy	None				
91-12	142 High St.	Rosario Sarcia	None				
91-19	108-110 High St.	Sebastiano & Jennie Russo	Middletown Savings Bank	5/1/51	9,000.	\$54.54/month 5/1/51 - 3/1/71 4%	Balance \$1,142.72
91-22	48 Loveland Street	Teresa S. Hunt & Teresa A. Smith	Middletown Savings Bank	6/21/65	8,500.	\$67.22/month 6/21/54 - 5/21/69 15 years	Balance \$ 463.17

Summary of Mortgage Data - continued

<u>No.</u>	<u>Address</u>	<u>Title</u>	<u>Mortgagee</u>	<u>Date</u>	<u>Original Amount</u>	<u>Terms</u>	<u>Remarks</u>
91-25	32 Loveland Street	John Kowaleski & Rosalia Kowaleski	None				
93-22	111 South Main St.	Mary Agnes Young Bidwell	None				
93-24	93-95 South	Valantino Bartolotta & Grace G. Bartolotta	None				

APPENDIX C

SUMMARY OF REHABILITATION  
REQUIREMENTS AND COSTS

John F. Rowson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 48' x 150'

Use: 3-Family

Address: 10-9  
64 Pearl Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Site:</u>				
Repair & repaint railing			\$ 150.	
<u>Exterior:</u>				
Repaint			1,000.	
Repair roof shingles		\$ 250.		
New flashing roof & wall intersection		150.		
Repair gutters		300.		
Repair porch			150.	
<u>Interior:</u>				
Tile upper bath		150.		
Repair rail to basement	\$ 50.			
One set kitchen cabinets		250.		
Minor repairs to electrical wiring			150.	
Replace some electrical fixtures			<u>100.</u>	
Totals:	\$ 50.	\$ 1,100.	\$ 1,550.	
Grand Total:				\$ 2,700.

John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 50' x 150'

Use: 7-Family  
(furnished)

Address: 10-11  
240-242 Court Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
New front door			\$ 75.	
Patch & paint lower apartments			300.	
Fireproof five doors	\$ 750.			
Fireproof stairs	<u>250.</u>			
Totals:	\$ 1,000.		\$ 375.	
Grand Total:				\$ 1,375.

Lot: 61' x 167'

Use: 4-Family

Address: 10-16  
139 Broad Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Fire escape from upper floor				\$ 250.
Reinforce structure		\$ 300.		
Patch stucco			\$ 500.	
Repair soffit		300.		
Repair roof		250.		
Repair gutter		200.		
Repair entrance door			100.	
Patch windows			300.	
<u>Interior:</u>				
Fireproof stair hall in front				250.
Tile around tub		400.		
Replace door and trim			500.	
Add kitchen cabinets		400.		
Sink stop valve			30.	
New furnace		<u>250.</u>		
<b>Totals:</b>		<b>\$ 2,100.</b>	<b>\$ 1,430.</b>	<b>\$ 500.</b>
<b>Grand Total:</b>				<b>\$ 4,030.</b>

John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 40' x 69.5' plus  
23' x 65.7"

Use: 2-Family

Address: 11-6  
28 Pearl Street

	<u>Code</u> <u>Standards</u>	<u>F. H. A.</u> <u>Standards</u>	<u>Project</u> <u>Standards</u>	<u>Revise</u>
<u>Site:</u>				
Landscaping, paving			\$ 350.	
Clear fence, land- scape			150.	
Repair rear yard			150.	
Repair steps			150.	
Repair railings			200.	
Repair front fencing			200.	
 <u>Exterior:</u>				
Repair rear shingles		\$ 600.		
Caulk front		150.		
New flashings		250.		
New gutters and leaders		250.		
Patch & cap chimney		200.		
 <u>Interior:</u>				
Brace framing		\$ 1,000.		
Repair framing		480.		
Repair lath and plaster		360.		
Repaint walls		750.		
Tile two bath floors	\$ 100.			
8 new doors		400.		
New interior stairway	500.			
New basement stairs	50.			
New heating system		1,500.		
New electric fixtures		200.		
Insulation		250.		
<b>Totals:</b>	<b>\$ 650.</b>	<b>\$ 6,390.</b>	<b>\$ 1,200.</b>	
 <b>Grand Total:</b>				 <b>\$ 8,240.</b>

John F. Rowson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 78.2/81.4'x  
185.6'/184.3'

Use: 4-Family

Address: 11-17  
89-91 Broad Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Site:</u>				
Repair railings			\$ 75.	
<u>Exterior:</u>				
Repair wet base- ment walls	\$ 150.			
Repaint exterior			1,500.	
Repair gutters		\$ 100.		
Minor repair to windows			200.	
<u>Interior:</u>				
Minor ceiling plaster patches			200.	
Fix wiring panel		<u>150.</u>		
Totals:	\$ 150.	\$ 250.	\$1,975.	
Grand Total:				\$2,375.

John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 80.5' x 183'/181' Use: 3-Family

Address: 11-19  
101 Broad Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Provide second floor exit				\$ 250.
<u>Interior:</u>				
Minor plaster patching			\$ 300.	
Repair rear bath		\$ 300.		
New electrical fixtures			<u>240.</u>	
Totals:		\$ 300.	\$ 540.	\$ 250.
Grand Total:				\$ 1,090.

John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 54.5'x242/248.5

Use: 3-Family

Address: 91-12  
142 High Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Minor flashing repairs		\$ 100.		
Patch window frames			\$ 200.	
<u>Interior:</u>				
Replace plumbing fixtures			200.	
Improve electrical wiring			200.	
Add electrical fixtures				\$ 60.
<b>Totals:</b>		\$ 100.	\$ 600.	60.
<b>Grand Total:</b>				\$ 760.

John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818

Lot: 42' / 48.7' x  
100.3' / 110'

Use: 2-Family

Address: 91-19  
108-110 High Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Site:</u>				
Repair parking material			\$ 250.	
<u>Exterior:</u>				
Repair soffits		\$ 200.		
Point Chimney		150.		
New aluminum siding				\$ 1,500.
<u>Interior:</u>				
Reinforce floor		150.		
Sanitary base		50.		
Tile two baths			200.	
Repair doors and trim			200.	
Add kitchen cabinets		150.		
New furnace		250.		
		<hr/>		
Totals:		\$ 950.	\$ 650.	\$ 1,500.
Grand Total:				\$ 3,100.

Lot: 63' x 140'

Use: 2-Family

Address: 91-22  
48 Loveland Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Minor roof repair		\$ 100.		
Repair gutters and leaders		150.		
Patch chimney		150.		
Patch exterior details		150.		
Repair window frames			\$ 150.	
<u>Interior:</u>				
Patch and repair metal ceiling			225.	
Repair interior stairs		50.		
Redesign second floor bedrooms and bath partitions				\$ 1,300.
		\$ 600.	375.	\$ 1,300.
Totals:		\$ 600.	375.	\$ 1,300.
Grand Total:				\$ 2,275.

**John F. Rowlson Appraiser - 50 State Street, Hartford, Connecticut, Tel. 527-1818**

Lot: 90' x 120'

Use: 2-Family

Address: 91-25  
32 Loveland Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Site:</u>				
Patch steps		\$		
New railing				
<u>Exterior:</u>				
Aluminum siding			\$2,500.	
Point chimney		100.		
Patch and paint entrances			50.	
<u>Interior:</u>				
Patch and paint walls			350.	
New Basement stairs and railing		150.		
Electrical work upstairs		300.		
Some new fixtures			50.	
Add kitchen cabinets		150.		
Heat second floor	<u>\$400.</u>			
<b>Totals:</b>	<b>\$400.</b>	<b>\$800.</b>	<b>\$2,950.</b>	
<b>Grand Total:</b>				<b>\$4,150.</b>

Lot: 40' x 136' 1/4

Use: 2-Family

Address: 93-22  
111 South Main Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Install new leaders		\$ 100.		
Minor repairs to windows			\$ 300.	
<u>Interior:</u>				
Replace kitchen floor finish			300.	
Fireproof over boilers	\$ 100.			
Patch and paint ceilings			300.	
Install new cabi- nets		400.		
New medical cabinets		50.		
New electrical panel		150.		
<b>Totals:</b>	\$ 100.	\$ 700.	\$ 900.	
<b>Grand Total:</b>				\$ 1,700.

Lot: 47.5' x 150'/160'

Use: 3-Family

Address: 93-24

93-95 South Main Street

	<u>Code Standards</u>	<u>F. H. A. Standards</u>	<u>Project Standards</u>	<u>Revise</u>
<u>Exterior:</u>				
Minor repair to shingles		\$ 100.		
Repair gutters & leaders		150.		
Minor repair to windows			\$ 300.	
<u>Interior:</u>				
Fireproof beams over boiler	\$ 150.			
Patch, paint ceilings			200.	
Add kitchen cabi- nets			150.	
New fixtures			300.	
<b>Totals:</b>	<b>\$ 150.</b>	<b>\$ 250.</b>	<b>\$ 950.</b>	
<b>Grand Total:</b>				<b>\$ 1,350.</b>

R-222

LAND ACQUISITION REPORT

## LAND ACQUISITION REPORT

(1) HUD Form 6220 and narrative code R-226 for land acquisition expenses.

(2) Land Acquisition Report

(a) See "Property Map", Map No. 2-18, dated October 15, 1968.

(b) Acquisition Appraisals

Appraisals were obtained from John Rowson Company, and are submitted separately. There are 198 private parcels to be acquired in whole or in part, and 4 City owned parcels. Appraisals are submitted under separate cover.

(c) Tabulation of Property to be Acquired

<u>Estimate of Value &amp; Acquisition Cost</u>	<u>No. of Parcels</u>	<u>Land Areas in Sq. Ft.</u>	<u>Appraisers Valuation*</u>	<u>LPA's Estimate of Acquisition</u>
a. Total Purchases & Donations:	212	2,296,021	\$8,933,120	\$9,365,751
b. Total Purchases:	202	2,118,221	8,933,120	9,365,751
(1) Federally owned	0	---	---	---
(2) Other Publicly owned	4	105,718	280,500	280,500
(3) Privately owned	198	2,012,503	8,652,620	9,085,251
(4) Public Utility Easements	0	---	---	---
(5) Damage to Property Not Taken	0	---	---	---
c. Total Donations:	10	177,800	---	---
(1) Vacation of Streets & other Public rights of way	10	177,800	---	---
(2) Donations by Town	0	---	---	---
(3) Donations by Others	0	---	---	---

\* Majority of appraisals did not separate land value from total value, so not listed here. (See Appraisal reports submitted separately.)

( ) (d) Differences between Appraisers' Valuations and LPA Estimate of Acquisition Cost

The difference between the Appraisers valuation of privately-owned real property and the LPA estimate is because the LPA added a 5% assemblage factor to the Appraisers valuation.

(e) Properties Involving Public, Semi-Public or Institutional Interest are:

<u>Block &amp; Parcel No.</u>	<u>Owner</u>
16-4	State of Connecticut
18-17	City of Middletown
91-20	City of Middletown
91-27	City of Middletown
20-9	Connecticut Light & Power Company

( ) Submitted as Exhibit 222-A is a letter from the City of Middletown re: the sale of Parcels 18-17, 91-20 and 91-27. A letter from the State re: the sale of Parcel 16-4 is submitted as Exhibit 222-B. Evidence that the public utility company will sell is submitted as Exhibit 222-C.

( ) (f) Consequential Damages

The appraisers have taken into consideration the effect of all severances, and no consequential damages were anticipated. Severances shown on parcels 77-7, 75-1 and 80-1 on the Land Acquisition Map for the purposes of street widenings and corner roundings involve property owned by the City and Wesleyan University. These parcels are to be redeveloped by Wesleyan and the required property for such street improvements will be donated at the time of redevelopment.

(g) Interest of Members of Local Government

The interest of any member of the Agency, its staff, or the local Governing Body, if any, in Project Area land is indicated in the attached letter, Exhibit 222-D.

(h) Limited Interest in Land

Not Applicable.

(i) Property Involving Unusually High Acquisition Costs

Not applicable. None of the properties are appraised at unusually high costs based on the extent of the improvements and land values in the area.

(j) Removal of Restrictions

It is unlikely that any of the properties to be acquired have any legally enforceable restrictions of sale, lease or occupancy based on race, creed or color, or national origin. If any such restrictions should be found, the Agency will condemn any property subject thereto in order to obtain unrestricted title and to be in a position to dispose of the land in accordance with all applicable federal and state statutes and the Urban Renewal Plan.

(k) Land Acquisition Policy Statement

In acquisition of real property for any project or activity involved, the Middletown Redevelopment Agency will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property, in accordance with LPA Letter #449.

2. Not require any owner to surrender the right to possession of his property until the LPA pays, or causes to be paid, to the owner (a) the agreed purchase price arrived at by negotiation, or (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the LPA and concurred in by HUD.
3. Not require any person lawfully occupying property to surrender possession without at least 90 days' written notice from the LPA of the date on which possession will be required.

R-223

RELOCATION PROGRAM

RELOCATION REPORT

- (1) Relocation Report. This consists of:
  - (a) Relocation Program which follows immediately hereafter.
  - (b) Form HUD-6122 and supporting statements is attached hereto.
  - (c) Letter from Housing Authority which is attached.
  - (d) Proposed Informational Statement for families, individuals and business concerns. See Exhibit R-223-A and Exhibit R-223-A-1.

- (2) Cost Estimates.

See HUD-6220, 6121, 6221 and Code R-226 narrative attached thereto.

- (3) Estimates of Section 114 Relocation Payments, Relocation Adjustment Payments, and Small Business Displacement Payments.

See HUD-6220, 6121 and Code R-226.

- (4) Rent Assistance Program. - Not applicable.

- (5) Proposed Notice of Public Hearing.

This will be submitted with Part II, Loan and Grant Application submission. The Notice will include all provisions related to the Housing Act of 1965 and Recent HUD Local Public Agency Letters. The Relocation Program shall be made available at the Agency office to any interested groups or individuals from the date of publication of the hearing notice.

## RELOCATION PROGRAM

### A. Administrative Organization

#### 1. Responsible Agency

The Redevelopment Agency of Middletown is the Local Public Agency which is responsible for the relocation of individuals, families, and businesses that are to be displaced from the urban renewal project area as a result of project activities. The Redevelopment Agency will meet its relocation responsibilities through the use of its staff, supplemented by assistance from local realtors, social agencies and civic leaders.

#### 2. Staff

The Executive Director is the administrative officer who will be in charge of all relocation services and directly responsible for such activities. Serving under the Executive Director and charged with the day-to-day operation of the Relocation Service will be a Relocation Officer who will serve for the period during which relocation activities are in force. He will be assisted by such additional staff as deemed necessary, but it is anticipated that the staff will be composed of the following personnel:

- a. Residential Relocation Officer
- b. Business Relocation Specialist

The functions of the relocation staff with respect to the relocation of families and individuals will be to:

- a. Establish a relocation field office in the project area in order to facilitate effective relationships with site occupants.
- b. Enlist the cooperation of real estate agents, home builders, civic groups, social agencies, and churches in locating suitable housing accommodations.

- c. Inform site occupants of their rights and responsibilities with respect to relocation by contacting each household in the project area and serving such household with an informational notice advising of the pending urban renewal program.
- d. Locate and inspect housing facilities to meet the needs of project residents, including families and individual householders.
- e. Refer site occupants to housing resources meeting their needs.
- f. Maintain up-to-date household survey data so that they reflect the site occupants' current housing needs.
- g. Assist families eligible for public housing in making application to the Middletown Housing Authority.
- h. Assist potential house purchasers to secure appropriate financing and advise them of special aids available, e.g., Section 221 of the Federal Housing Administration's mortgage insurance program.

The Redevelopment Agency proposes to assist the non-residential site occupants as follows:

- a. Advise and assist commercial tenants in relocation matters and insure the maximum opportunity for their satisfactory relocation.
- b. Inform the non-residential site occupants of their rights and responsibilities respecting relocation and deliver to them informational statements.
- c. Assist non-residential site occupants to prepare claims for reimbursement of moving expenses incurred, as authorized by applicable law, in their relocation.

B. Relocation Standards

Relocation standards may not permit any housing to be used as a relocation resource which would be classified as "structurally substandard to a degree requiring clearance."

In measuring the quality of the housing into which individuals and families will be relocated, certain standards of housing adequacy will apply. The shelter offered to individuals and families displaced will conform to standards established for "decent, safe, and sanitary" housing. These standards are as follows:

1. Physical Standards

a. Condition of Structure

A structure which is safe and sound, weathertight, and in good repair, free of such defects as sagging floors, walls or roofs, unsafe foundations, holes, open cracks, rotted materials, and other such unsafe conditions.

b. Bathroom Facilities

A washbasin and bathtub or shower, connected to hot and cold running water, and an inside flush toilet, all in good working order in the dwelling unit, and for the exclusive use of the family or individual householder.

c. Kitchen Facilities

For the exclusive use of the family or individual householder, a sink with hot and cold running water, a cook stove or utility connection for a cook stove, and adequate provisions for the storage of utensils and food.

d. Sewage Disposal

Property functioning plumbing connected to an adequate sewage disposal system, either public or private.

e. Heating Facilities

A central heating plant or safe, individual, flue-connected room space heaters.

f. Electricity

An adequate and safe wiring system for lighting and other electrical services.

g. Natural Light and Ventilation

One window opening directly to the out-of-doors in each living room, bedroom, and kitchen, and adequately ventilated toilets and bathrooms.

h. Size of Space

Size and number of rooms in adequate proportions to provide privacy and to avoid overcrowding.

i. Bedroom Accommodations

Although family characteristics, such as age and sex of family members, will permit variance in bedroom requirements for a specific family, it is assumed that the normal family bedroom requirements will be as follows:

<u>Persons</u>	<u>Bedrooms</u>
1	0-1
2	1
3-4	2
5-6	3
7-8	4
9 & more	5

j. Safety and Health

From the standpoint of fire safety, two separate means of egress are desirable. All equipment should be in safe operating condition, and dwelling units and structures should be free of rats and other vermin and of accumulations of refuse, garbage, and debris.

k. Codes

Dwellings must conform to all applicable provisions of local codes and ordinances.

l. Freedom from Nuisance Conditions

No dwelling unit shall be considered satisfactory which is subject to nuisance conditions of noise, smoke, or odor produced by adjoining uses.

2. Standards for Displacees' Ability to Pay

The staff of the Redevelopment Agency will make determinations with respect to ability to pay for housing, based primarily on family income. The ability of a family to pay rental in private housing has been computed as follows:

Number of Persons	% of Gross Monthly Income
1	27%
2-4	25
5-6	23
7 or more	20

The ability of a family to purchase private housing has been assumed at twice annual income and monthly carrying charges should not exceed 25% of the gross monthly income.

3. Location Standards

It will be the policy of the Redevelopment Agency in the execution of the relocation program to refer families and individuals to housing in areas generally not less desirable in regard to public utilities and commercial facilities than presently available in the project area. In addition, accessibility to places of employment will be a factor in making a housing referral.

4. Temporary Relocation Standards

Temporary relocation will be offered to site occupants to alleviate hardship and/or to effect monetary savings in project costs. Temporary relocation will not diminish the obligation of the Redevelopment Agency in regard to finding permanent standard housing for site occupants temporarily relocated. A dwelling unit used for temporary relocation will not be less desirable in character than the dwelling unit vacated by the site occupant, and it will be in a safe and habitable condition.

C. Proposals for Obtaining Relocation Housing

1. The Redevelopment Agency has conferred with the Real Estate Board, a number of private realtors, citizens' organizations having special concern in housing, and several owners who have substantial amounts of private rental housing. Relocation for this project has also been extensively discussed with the Middletown Housing Authority. On the basis of these discussions, the following program is found to be a feasible and practical one:

- a. Listings of available rental and sale property will be obtained from realtors, owners, organizations, and newspaper advertisements. In

addition, listings will include the names and addresses of real estate agencies, brokers, and boards in or near the project area, which deal in property that may be appropriate as a relocation resource and which is available on a non-discriminatory basis. A system will be developed for maintaining listings of available properties on a current basis.

Housing units will be inspected to determine that they are standard.

- b. Information on the size, rental or sale price, and location of available units will be recorded and made available to families seeking referrals.
- c. Listings maintained by the Agency shall not include housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.
- d. Site occupants who are eligible for federal and state public housing will be accorded preference in accordance with regulations of the Middletown housing authority. The relocation staff of the Redevelopment Agency will work closely with the Housing Authority staff in order that the relocation of low-income families can be carried out expeditiously. The following special income limits have been established for families displaced by governmental action:

<u>No. of Persons</u>	<u>Regular</u>	<u>Special*</u>	<u>Cont'd Occup.</u>
1	\$3600	\$4320	\$4500
2	3900	4680	4875
3	4300	5160	5375
4	4600	5520	5750
5	4800	5760	6000
6	5000	6000	6250
7 or more	5200	6240	6500

\*For families displaced by governmental action on federal state or local levels.

Maximum Rent for Over-Income Families

1 BR - \$75  
2 BR - 84  
3 BR - 90  
4 BR - 105

Ratio of Gross Rent to Family Income = 21.8%

<u>Income Limits</u>		<u>State Projects</u>
<u>No. of Persons</u>	<u>Admission</u>	<u>Cont'd Occupancy</u>
2	\$5000	\$ 6667
3	5600	7467
4	6200	8267
5	6800	9067
6	7300	9733
7	7800	10400
8	8200	10933
9	8600	11467
10	9000	12000

2% of excess income over C.D. for families who are over-income

2. The analysis of the estimated annual private rental and sales housing supply in Middletown is contained in Form HUD-6122 and described in the narrative supplement. The analysis shows that turnover in the existing supply of private housing is sufficient to meet the relocation needs of this project with two exceptions. First, there are inadequate resources for those individuals and families whose incomes are only slightly above the limits for public housing eligibility. Second, public housing units under management do not yield sufficient turnover to meet the expected demand as estimated by the number of site occupants within the income limits for public housing eligibility.

To meet the first of these needs, the Housing Authority has agreed to give preference to project displacees who are eligible for admission to the

existing state moderate income housing development. The annual turnover rate in this development should accommodate the families eligible for this type of housing. In addition, the Redevelopment Agency has conferred with a local non-profit organization which has agreed to sponsor the construction of at least 50 new units of moderate rental units under the favorable terms of FHA Section 221(d)(3). See attached letter from the non-profit organization. Priority will be given to families displaced by this project, under terms of the proposed contract with the redeveloper.

To meet the second of the discovered needs, additional public housing will be constructed. One project of 125 units has received preliminary approval from the Department of Housing and Urban Development. These units will be constructed in the project area and will be devoted exclusively to elderly individuals and families. Furthermore, the Housing Authority has proposed to build an additional 125 units of low rent public housing for families and individuals. This proposal has only recently been submitted to the Department of Housing and Urban Development and there is every reason to expect that this unit will be available when required. Again, project displacees will have preference to this unit. See the attached letter from the Middletown Housing Authority. (Exhibit 223-G.)

### 3. Special Rehousing Problems

All housing to be built in the project area will be available without discrimination. The policy of the Middletown Housing Authority is one of non-discrimination in granting admission.

During the relocation work, the following practices will be observed:

- (a) Referrals to housing will be made on the basis of the individuals or families interests and ability to pay without regard to race.
- (b) Non-white individuals and families will be encouraged to seek the best housing they can reasonably afford anywhere in Middletown in accordance with the Civil Rights Act of 1968.

D. Relationships With Site Occupants

1. Informational Program

Informational material in the form of notices will be distributed to site occupants no later than the time that the City Council approves the Urban Renewal Plan. These notices will:

- a. Describe the proposed project and indicate the proposed boundaries.
- b. Describe the relocation services and aids to be available upon execution of the Contract for Loan and Grant.
- c. Indicate the availability of Relocation Payments, including the types of payments and the general eligibility criteria for residential and non-residential occupants.

The Redevelopment Agency will establish a site office in the project area. This will be continually staffed, even before relocation takes place, to assist families, individuals and businesses in obtaining information and answers to questions and will be open at hours and days convenient to service the needs of all site occupants.

The Information Statements (Exhibit 223-A and Exhibit 223-A-1) will be delivered to all occupants to be displaced from the project area. Periodic newsletters will be

prepared by the Agency and mailed to all project occupants. The press has and will continue to be kept informed of all progress in the planning and execution of the Project and articles will be inserted on relocation methods, payments, procedures, etc.

2. Interviews with Site Occupants

- (a) Information concerning household characteristics, rent payment ability, individual and family income, family composition, and public housing eligibility of individuals and families presently residing within the project area was procured in the preparation of this report by means of a personal interview of site occupants. This information is recorded and currently on file at the office of the Redevelopment Agency.
- (b) As soon as possible after approval of the Contract for Loan & Grant, the relocation staff will conduct a 100% survey of site occupants for the purpose of obtaining information on relocation requirements of site occupants, determining the relocation assistance which site occupants require, and delivering to the site occupants informational material which explains the relocation services which will be available. The Small Business Administration office will be furnished a listing of the name, address, and type of business of all business concerns which will be affected by this project.
- (c) Upon acquisition of a property, each family and individual occupant will be given a copy of the Informational Statement, Exhibit 223-A, and a receipt for same obtained. A letter will also be sent to any

absentee landlords about tenants rehousing. See Exhibit 223-C.

Each business concern will be given a copy of the Business Informational Statement, Exhibit 223-A-1 and a receipt for same obtained.

3. Field Office, Location and Hours

A project office will be opened shortly after commencement of execution activities. Regular office hours (9 am to 5 pm) will be kept, and in addition, the project office will be open one evening per week. The availability of this office will be publicized through the local press and by letters to all site occupants, as well as in Informational Statements.

4. Referral Procedures

- (a) A list of vacancies will be kept current in the Relocation Office, including VA and FHA insured sales or rental housing. Information about vacancies will be obtained through methods described in Section C-1 of this report.
- (b) Families and individuals will be notified of suitable vacancy listings by delivery of an "Available Vacancy Notice." See Exhibit 223-D. This notice will be accompanied by an "Identification Disposition Card" identifying the bearer to the landlord as having been referred by the Agency. See Exhibit 223-E. This notice will request that the family or individual promptly inform the Relocation Office in regard to their decision on the vacancy referral.
- (c) Families and individuals will be referred only to vacancies which meet the standards set forth in Section B-1 of this report.

- (d) Similar referral procedures will be used for non-residential site occupants. Detailed needs of non-residential relocation will be compiled before the relocation takes place.

5. Inspection of Relocation Housing

- (a) Careful inspection will be made by the Relocation Officer of each dwelling unit proposed for relocation, with the exception of housing approved for FHA or VA mortgage insurance and public housing, to see that it meets the standards set forth in Section B-1 of this report.
- (b) Records of inspections will be kept on the Vacant Dwelling Record forms (see Exhibit 223-B).
- (c) This inspection procedure will be followed for families or individuals who self-relocate as well as those referred by the relocation office. In case the Relocation Office is unable to inspect the dwelling of a self-relocated family or individual prior to the move, the Office will inspect the dwelling within thirty (30) days after the family has been rehoused. If the dwelling is substandard, the family will be considered to be temporarily relocated and it will be so informed, and its name retained on the vacancy referral list. Unless further assistance is refused, the family will be given further aid in finding a standard dwelling. All substandard units will be reported to the proper Middletown code enforcement agencies.

6. Tracing Self-Relocates

The Relocation Office will make every possible effort to trace those families or individuals which have moved without notification of a new address. Sources

of information to be utilized will include: U.S. Post Office service, utility companies, governmental agencies, churches, the Board of Education, etc. A record of tracing efforts will be kept. See Exhibit 223-F. Upon finding a relocatee, the Office will follow the same procedures outlined for self-relocatees in this report (see above), except where a relocatee has voluntarily moved out of the region and the cost of tracing and inspection is unwarranted.

7. Referral to Social Agencies

The Relocation Office will be responsible for coordinating with all appropriate public and quasi-public social and welfare agencies to insure that eligible project families receive all possible social service and welfare aids, when required.

8. Mortgage Assistance

Wherever possible, the Relocation Office will assist site occupants in securing mortgage financing. This will be accomplished through discussions with local banks and lending institutions, as well as with the Hartford FHA office. FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act will be provided to all site occupants who are prospective buyers of housing insured under the provisions of this act or prospective tenants of Section 221(d)(3) housing.

E. Eviction Policy

Site occupants will not be evicted except as a last resort. Legal action will be taken only after all efforts to arrange relocation through other methods have failed.

Legal action to compel a family to move from the project will only be considered justified in the following cases:

1. When a family or individual fails to recognize its obligation to pay rent for a site dwelling or there is a material breach of the rental agreement.
2. When a family is maintaining a nuisance or is using the premises for illegal purposes.
3. When a family or individual without adequate reasons refuses to consider accommodations which, in the judgment of the Redevelopment Agency, meet the established standards for decent, safe, and sanitary housing as set forth in Section B.
4. When a family or individual completely fails to cooperate with the Redevelopment Agency. An example of such is refusal to admit relocation staff personnel to its dwelling, coupled with persistent evasion of attempts made by the relocation staff to reach the family by other reasonable means.
5. Any other situation requiring eviction under duly adopted State or local ordinances.

F. Relocation Payments

Financial assistance to defray the cost of moving and any actual direct losses of property are available to all site occupants who are displaced by project activities if they are eligible for payments under the Federal Rules and Regulations

Governing Relocation Payments pursuant to Section 144 of the Housing Act of 1949, as amended.

In addition, the Housing Act of 1964 contains provisions which permit, under certain circumstances, Relocation Adjustment Payments to be made to certain families and individuals over 62 and Small Business Displacement Payments to certain displaced business concerns. In addition, the Housing Act of 1965 provides for reimbursement of certain settlement costs and related charges in connection with the acquisition of an owner's property. These payments are in addition to reimbursement for moving expenses and/or actual direct losses of property. Full details with respect to these payments will be given site occupants in the informational material distributed from time to time.

1. Categories of occupants to whom relocation payments are to be made:

- a. Eligible families owning furniture.
- b. Eligible families not owning furniture.
- c. Eligible individuals owning furniture.
- d. Eligible individuals not owning furniture.
- e. Eligible business concerns and non-profit institutions.

2. Eligibility Criteria:

- a. In order to be eligible for a relocation payment, the displacement of the site occupant must:
  - (1) Be from real property within the urban renewal area, and occur on or after the date of approval of the project expenditures budget for this project, and

(2) Be made necessary by the acquisition of such real property by the Redevelopment Agency. A site occupant of a property contemplated for acquisition on the date of approval of the project expenditures budget, regardless of when or if such acquisition takes place, and a site occupant of the property at the time of its acquisition may be deemed displaced by the acquisition upon vacating the property.

3. Restrictions on Payment of Relocation Claims:

Site occupants who fail to recognize their obligation to pay rent, or who remove, without authorization, fixtures or other items purchased with the real estate, may forfeit their right to all, or a portion of the Relocation payment.

4. Time Limit for Submission of Claim:

All claims for relocation payments must be submitted to the Redevelopment Agency within six months after displacement. However, claims for relocation adjustment payments must be submitted within 60 days after displacement, and accordingly, it is suggested that families and individuals who intend to file for both types of payments, submit their claims for both at the same time.

5. Method of Payment

Families and individuals will be granted the option of claiming a fixed relocation payment or claiming reimbursement for actual moving expenses and any direct loss of property. Form HUD-6142, Fixed Relocation Payments Schedule, will be submitted at a later date. A business

concern will receive reimbursement only for actual moving expenses and loss of property. All relocation payments will be made within applicable maximum limitations.

Relocation Adjustment Payment may be made on behalf of eligible families or individuals 62 years of age or over, which shall not exceed \$500, and only after all requirements set forth in the Housing Act of 1965, as amended, have been satisfied.

Small Business Displacement Payment may be made on behalf of any private business concern being displaced in an amount of \$2,500, provided that said concern's average annual net earnings is less than \$10,000 after all federal requirements have been satisfied.

6. Filing of Claim:

- a. In order to obtain a Fixed Relocation Payment, an individual or family will be required to submit a written claim on Form H-6140.1, Claim for Relocation Payment.
- b. In order to obtain a Relocation Payment for actual moving expenses and direct loss of property, a family, individual or business concern may move at its own expense and seek reimbursement upon presentation of a receipted bill. However, by pre-arrangement between the Redevelopment Agency, the occupant and the mover, with such arrangements confirmed in writing by the Redevelopment Agency, the Redevelopment Agency will pay the mover directly.

- c. A claim for a Relocation Adjustment Payment must be submitted on Form H-6141.1.
- d. Business concerns must submit their Claim for Relocation Payment on Forms H-6146.1 and H-6146.2 if the claim is just for reimbursement of actual moving expenses. Claims for actual direct loss of property must include Form H-6146.3, and a claim for a small business displacement payment must be supported by Form H-6146.4. All of these claim forms will be available in the Relocation Office.
- e. Special conditions for business concerns:
  - (1) A business concern must give the Redevelopment Agency at least 30 days, but not more than 90 days, written notice of its intention to move and must permit the Redevelopment Agency, at all reasonable times, to inspect the personal property to be moved.
  - (2) Claims for Relocation Payments must be supported by three bids of moving expenses from reputable moving firms and, to the extent required, other contractors. A Relocation Payment covering moving expenses may not exceed the lowest bid. If a business concern estimates that its moving expenses will be \$500 or less, bids will not be required; however, the maximum payment in this case will be \$500.00.
  - (3) A Relocation Payment for moving expenses to a business concern that moves beyond 100 miles from the city boundary will not be in excess of the reasonable and necessary expenses for moving a distance of 100 miles.

7. Documentation in Support of Claim:

A claim must be supported by the following:

- (1) If for moving expenses, except in the case of a fixed payment, a receipted bill or other evidence of such expense.
- (2) If for actual direct loss of property, written evidence thereof, which may include appraisals, certified prices, copies of bills of sale, canceled checks, copies of advertisements, offers to sell, auction records, and such other records as may be appropriate to support the claim.
- (3) In any other case, such documentation as may be required by the Redevelopment Agency, which may include income tax returns, withholding or informational statements, and proof of age.

8. Limitation on Relocation Payments:

- a. The maximum payment for moving expenses and actual direct loss of property that may be made to families and individuals is \$200. However, eligible individuals and families may receive up to \$500 as a relocation adjustment payment.
- b. The maximum relocation payment to business concerns is as follows:
  - (1) If for moving expenses only, the actual amount incurred up to \$25,000 is reimbursable.
  - (2) If for moving expenses and direct loss of property, or for actual direct loss of property, only, the actual amount up to \$3,000 is reimbursable.
  - (3) If eligible, a small business displacement payment of \$2,500.

G. Services to be Provided by Redevelopment Agency to:

1. Individuals will be accorded the same relocation services as families, in accordance with provisions of the Housing Act of 1965, as amended.
2. Business Concerns will be assisted in every possible way to assure their relocation with minimum hardship. The Relocation Office will maintain listings of vacancies and will contact real estate firms, brokers, etc. to assist businesses relocating out of the Project Area. The relocation staff will make arrangements with the Small Business Administration (SBA) to visit Middletown and explain the provisions and assistance that SBA can give, both technical and financial. In addition, the SBA will send to each business, information as to available aids. This will be based upon a list of all business concerns that will be affected by the Project. Relocated business firms, or groups of firms, desiring to purchase sites within the Project Area will be given all considerations and priority possible under Federal and State law, subject to their proposals meeting the redevelopment objectives as set forth in the Urban Renewal Plan.

H. Additional Relocation Requirements Imposed By State and Local Law.

None.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM  <b>ESTIMATED HOUSING REQUIREMENTS AND                  RESOURCES FOR DISPLACED FAMILIES</b>	PROJECT LOCALITY Middletown, Connecticut <hr/> PROJECT NAME Project No. 2 <hr/> PROJECT NUMBER Conn. R-105
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <u>60</u> MOS.      DATE OF SUBMISSION

**I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED**

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	635	463	172
b. Estimated number to be displaced from property to be acquired by LPA	442	270	172
c. Estimated number to be displaced from property to be acquired by other public bodies	-0-	-0-	-0-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-0-	-0-	-0-

**II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA**

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	270	206	64	172	160	12
b. Eligible for federally aided public housing	91	77	14	103	97	6
c. Eligible for State or locally aided public housing	14	12	2	13	11	2
d. Ineligible for public housing	163	117	48	56	52	4

**III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES**

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing	NOT APPLICABLE					
d. Ineligible for public housing						

**IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED**

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing	NOT APPLICABLE					
d. Ineligible for public housing						

**V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE**

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	270	184	86	172	80	92
b. Private rental housing	157	132	25	57	32	25
c. Private sales housing	12	12	0	8	8	0
d. Federally aided public housing	71	30	41	91	36	55
e. Other public housing	10	10	0	4	4	0
f. Housing for elderly	20	0	20	12	0	12

PROJECT NAME Project #2		PROJECT NUMBER Conn. R-105							
<b>VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA</b> (Include all listed under II, III, and IV)									
<b>A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA</b>									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	270	95	65	54	30	20	2	2	2
\$0 - \$49	0	0	0	0	0	0	0	0	0
\$50 - \$99	2	2							
\$100 - \$149	4	4							
\$150 - \$199	8	6		2					
\$200 - \$249	8	6	2						
\$250 - \$299	8	4	4						
\$300 - \$349	20	8	4	2	4	2			
\$350 - \$399	14	6	2		2	2			2
\$400 - \$449	37	14	4	13	2	4			
\$450 - \$499	12	2	6	2		2			
\$500 or more	157	43	43	35	22	10	2	2	
<b>B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED</b>									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	270	95	119	50	4	2			
\$0 - \$49	0	0							
\$50 - \$99	2	2							
\$100 - \$149	4	4							
\$150 - \$199	8	6	2						
\$200 - \$249	8	6	2						
\$250 - \$299	8	4	4						
\$300 - \$349	20	8	6	6					
\$350 - \$399	12	6	2	4		2			
\$400 - \$449	37	14	17	6					
\$450 - \$499	12	2	8	2					
\$500 or more	159	43	78	32	4				

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

<b>PROJECT NAME</b> Project No. 2	<b>PROJECT NUMBER</b> Conn. R-105
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**VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA--Continued**  
(Include all listed under II, III, and IV)

**C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
<b>TOTAL</b>	172	62	29	21	22	18	8	10	2
\$0 - \$49	2	2							
\$50 - \$99	4	2	2						
\$100 - \$149	8	6		2					
\$150 - \$199	8	4		2	2				
\$200 - \$249	12	8			4				
\$250 - \$299	20	8	4		2	2	2		2
\$300 - \$349	16	6	3	3	2	2			
\$350 - \$399	14	2	2	2	2	4		2	
\$400 - \$449	19	8	3	2	4	2			
\$450 - \$499	11	3	4	2		2			
\$500 or more	58	13	11	8	6	6	2 4	2 6	

**D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
<b>TOTAL</b>	172	62	50	40	18	2
\$0 - \$49	2	2				
\$50 - \$99	4	2	2			
\$100 - \$149	8	6	2			
\$150 - \$199	8	4	2	2		
\$200 - \$249	12	8		4		
\$250 - \$299	20	8	4	4	2	2
\$300 - \$349	16	6	6	4		
\$350 - \$399	14	2	4	6	2	
\$400 - \$449	19	8	5	6		
\$450 - \$499	11	3	6	2		
\$500 or more	58	13	19	12	14	

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME <b>Project No. 2</b>	PROJECT NUMBER <b>Conn. R-105</b>
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**VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY**

**A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES**

	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW									
<b>1. PUBLIC HOUSING</b>															
a. Federally aided	36	2	36	35	19	20	18	9	12				2	0	4
b. State or locally aided				6	11	0	4	7	0						
<b>2. STANDARD PRIVATE RENTAL HOUSING</b>															
<b>TOTAL</b>	57	150	0	74	70	15	22	70		4	0	10			
<b>GROSS MONTHLY RENTAL</b>															
Under \$40															
\$40 - \$49															
\$50 - \$59															
\$60 - \$69															
\$70 - \$79															
\$80 - \$89	33	80	0												
\$90 and over	24	70	0	74	70	15	22	70		4	0	10			
<b>3. STANDARD SALES HOUSING</b>															
<b>TOTAL</b>	2	7		4	8		6	11							
<b>SALES PRICE</b>															
Under \$5,000															
\$5,000 - \$5,999															
\$6,000 - \$6,999															
\$7,000 - \$7,999															
\$8,000 - \$8,999															
\$9,000 - \$9,999															
\$10,000 - \$11,999															
\$12,000 and over	2	7		4	8		6	11							

PROJECT NAME <b>Project No. 2</b>	PROJECT NUMBER <b>Conn. R-105</b>
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**VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued**

**B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES**

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
<b>1. PUBLIC HOUSING</b>															
a. Federally aided	38	3	42	27	20	10	28	9	22	8	4	6	2	0	5
b. State or locally aided				4	8	0									
<b>2. STANDARD PRIVATE RENTAL HOUSING</b>															
TOTAL	22	110		17	47		8	30		10	0	25			
<b>GROSS MONTHLY RENTAL</b>	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89	11	60	0							6	0	15		
	\$90 and over	11	50	0	17	47		8	30		4	0	10		
	<b>3. STANDARD SALES HOUSING</b>														
TOTAL	2	6		2	6		4	8							
<b>SALES PRICE</b>	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over	2	6		2	6		4	8						

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM  <b>ESTIMATED HOUSING REQUIREMENTS AND                  RESOURCES FOR DISPLACED FAMILIES                  INDIVIDUALS</b>	PROJECT LOCALITY Middletown, Connecticut <hr/> PROJECT NAME Project No. 2 <hr/> PROJECT NUMBER Conn. R-105 <hr/> ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <u>60</u> mos.
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	
DATE OF SUBMISSION	

<b>I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED</b>			
	TOTAL	WHITE	NONWHITE
Individuals			
a. Estimated number of <del>families</del> <sup>Ind.</sup> in project area	238	214	24
b. Estimated number to be displaced from property to be acquired by LPA	136	112	24
c. Estimated number to be displaced from property to be acquired by other public bodies	-0-	-0-	-0-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-0-	-0-	-0-

<b>II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA</b>						
	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
ESTIMATED NUMBER OF <del>families</del> <sup>Ind.</sup>						
a. TOTAL	112	96	16	24	24	0
b. Eligible for federally aided public housing	88	76	12	16	16	0
c. Eligible for State or locally aided public housing	4	4	0	2	2	0
d. Ineligible for public housing	20	16	4	6	6	0

<b>III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES</b>						
	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
ESTIMATED NUMBER OF FAMILIES						
a. TOTAL						
b. Eligible for federally aided public housing	NOT APPLICABLE					
c. Eligible for State or locally aided public housing	NOT APPLICABLE					
d. Ineligible for public housing	NOT APPLICABLE					

<b>IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED</b>						
	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
ESTIMATED NUMBER OF FAMILIES						
a. TOTAL						
b. Eligible for federally aided public housing	NOT APPLICABLE					
c. Eligible for State or locally aided public housing	NOT APPLICABLE					
d. Ineligible for public housing	NOT APPLICABLE					

<b>V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE</b>						
	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
PROPOSED REHOUSING <sup>Ind.</sup>						
a. TOTAL <del>families</del> <sup>Ind.</sup>	112	39	73	24	14	10
b. Private rental housing	39	39	0	14	14	0
c. Private sales housing	0	0	0	0	0	0
d. Federally aided public housing	16	0	16	4	0	4
e. Other public housing	0	0	0	0	0	0
f. Housing for elderly	57	0	57	6	0	6

PROJECT NAME **Project No. 2** PROJECT NUMBER **Conn. R-105**

**VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA**  
(Include all listed under I, II, and IV) **Ind.**

**A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA** **Ind.**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES <b>Ind.</b>	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup> <b>Ind.</b>							
		2	3	4	5	6	7	8	9 OR MORE
<b>TOTAL</b>	112	112							
\$0 - \$49	2	2							
\$50 - \$99	6	6							
\$100 - \$149	36	36							
\$150 - \$199	10	10							
\$200 - \$249	11	11							
\$250 - \$299	8	8							
\$300 - \$349	15	15							
\$350 - \$399	4	4							
\$400 - \$449	12	12							
\$450 - \$499	0	0							
\$500 or more	8	8							

**B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED** **Ind.**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES <b>Ind.</b>	BEDROOM REQUIREMENTS				
		Eff. 2 BEDROOM	1 1/2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
<b>TOTAL</b>	112	57	55			
\$0 - \$49	2	2	0			
\$50 - \$99	6	6	0			
\$100 - \$149	36	29	7			
\$150 - \$199	10	8	2			
\$200 - \$249	11	4	7			
\$250 - \$299	8	4	4			
\$300 - \$349	15	4	11			
\$350 - \$399	4	0	4			
\$400 - \$449	12	0	12			
\$450 - \$499	0	0	0			
\$500 or more	8	0	8			

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME **Project No. 2** PROJECT NUMBER **Conn. R-105**

**VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued**  
(Include all listed under II, III, and IV)

**C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA**

MONTHLY FAMILY INCOME Ind.	TOTAL NUMBER OF FAMILIES Ind.	NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	24	24							
\$0 - \$49	0	0							
\$50 - \$99	0	0							
\$100 - \$149	4	4							
\$150 - \$199	2	2							
\$200 - \$249	4	4							
\$250 - \$299	2	2							
\$300 - \$349	4	4							
\$350 - \$399	2	2							
\$400 - \$449	4	4							
\$450 - \$499	0	0							
\$500 or more	2	2		Ind.					

**D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED**

MONTHLY FAMILY INCOME Ind.	TOTAL NUMBER OF FAMILIES Ind.	BEDROOM REQUIREMENTS				
		Eff. 1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	24	6	18			
\$0 - \$49	0	0	0			
\$50 - \$99	0	0	0			
\$100 - \$149	6	4	2			
\$150 - \$199	2	2	0			
\$200 - \$249	4	0	4			
\$250 - \$299	2	0	2			
\$300 - \$349	4	0	4			
\$350 - \$399	2	0	2			
\$400 - \$449	2	0	2			
\$450 - \$499	0	0	0			
\$500 or more	2	0	2			

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.



PROJECT NAME <b>Project No. 2</b>	PROJECT NUMBER <b>Conn. R-105</b>
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**VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued**

**B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE EMPLOYEES Ind.**

TYPE OF HOUSING	Eff. <del>2</del> <del>BEDROOM</del>			1 <del>1/2</del> <del>BEDROOMS</del>			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
<b>1. PUBLIC HOUSING</b>															
a. Federally aided	6	0	8	4	0	7									
b. State or locally aided	0	0	0	0	0	0									
<b>2. STANDARD PRIVATE RENTAL HOUSING</b>															
<b>TOTAL</b>				14	75	0									
<b>GROSS MONTHLY RENTAL</b>	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79				14	75	0								
	\$80 - \$89														
	\$90 and over														
<b>3. STANDARD SALES HOUSING</b>															
<b>TOTAL</b>															
<b>SALES PRICE</b>	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

NARRATIVE SUPPLEMENT TO FORM HUD-6122

1. Basis for Estimates:

(a) The determination of the relocation estimates for this project is based upon surveys of both families and individuals during November, December, and January, 1966-1967.

Information obtained included: family size, age, estimated gross income, preferences for relocation housing, eligibility for public housing, etc.

The numbers cited in the HUD-6122 are subject to change due to: (a) moves in and out of the project area; (b) changes in family size; and (c) changes in wage earners' employment, etc. These factors have been considered in determining the proposed rehousing resources.

(b) The proposed rehousing of families is based upon:

- (1) The families ability to rent or purchase housing in accordance with the criteria established in the Relocation Program.
- (2) An analysis of existing and proposed new housing resources in the locality.
- (3) The proposal of the Middletown Housing Authority to make available 250 units of public housing; 125 for elderly and 125 units for low-income families.
- (4) 50 units of FHA 221(d)(3) BMIR to be available during the displacement period.

Of the 270 white families and 172 non-white families estimated to be displaced, 194 are eligible for public housing; 162 for low-rent family and 32 for elderly.

The only possible existing resource for these families is the existing federally aided low rent housing project -- Long River Village -- which has a small vacancy rate and a higher rate of annual turn-over of apartments. This resource is continually fluctuating and can only be successfully used, even in part, through a carefully phased and administered program coordinated between the Housing Authority and Redevelopment Agency. The following program for use of Long River Village for Relocation is determined as being feasible.

For the six years from February 1962 - February 1967, there has been an almost steady vacancy rate in two and three bedroom apartments (see Exhibit A). Until relocation from Project No. 2 begins, it can be anticipated that this pattern will continue. Thus, based on a six year average, 7 two bedroom and 2 three bedroom units will be available. However, once relocation begins, it must be assumed that the increased demand will change this pattern and that the vacancy rate will not recur as a relocation resource.

Annual turn-over of units in Long River Village for the five years from January 1962-December 1966 has ranged between 40-49 units, with highest turn-over in two and three bedroom units (see Exhibit B). It is likely this pattern will continue until the start of relocation activities. However, use of turn-over units as a relocation resource is subject to several qualifications despite the

fact that the Housing Authority has indicated it will grant first preference to families dislocated by renewal action. First, units of the required size may not be available at the exact time a family requires relocation housing. Secondly, as renewal eliminates housing, the entire housing market will become "tighter", particularly for the few units within the means of low income families, and the rate of turn-over will diminish. Also, there will continue to be some emergency needs for families outside the renewal area. Therefore, in an effort to project a realistic estimate of the number of units of turn-over that will be available as a relocation resource the following procedure has been used. For the first year of relocation, one-half (1/2) of the present annual turn-over has been assigned to relocation. For each of the remaining four years, one-quarter (1/4) of the present annual turn-over has been assigned to relocation. (For example, annual turn-over of two bedroom apartments has averaged 25 units. Thus, two bedroom units available for relocation are computed as follows:

$\frac{25}{2} + \frac{50}{4} + \frac{25}{4} + \frac{25}{4} + \frac{25}{4} + \frac{25}{4} = 38$ . On this basis 66 units will become available during the five year relocation period.

The above discussion indicates that despite the use of some 66 turn-over units in Long River Village, a deficit of 128 units of low-income housing remains. To off-set this deficit, the Housing Authority has a reservation of 125 units of elderly public housing

and has begun the mechanics of applying for 125 additional units of low-income public housing.

In addition, 14 families whose incomes place them above low-rent public housing units are eligible for the state financed moderate income housing. Projecting turn-over of moderate rental two and three bedroom units (see Exhibit B) by the same formula as used for public housing yields a supply of 26 units to accommodate such families.

Families eligible for FHA 221(d)(3) BMIR housing and requiring one bedroom units are also able to afford existing housing on the private market at rents of \$80-\$100 per month of which there is an abundant supply. Families requiring additional bedrooms have less choice and those units which are available will be in greater demand once relocation begins. Although existing units for families requiring two or three bedrooms are apparently available, it would be realistic to assume that some new 221(d)(3) housing will be required to compensate for the tightening market and lack of availability of housing at the required time for this fairly large workload. There are no units available for those requiring four bedrooms. Therefore, approximately 50 new units of 221(d)(3) BMIR would serve the needs of this group as well as those in the upper range of the moderate income groups who may desire this type of housing. Furthermore, new units would greatly expand housing opportunities at the lower range of the private market.

The remaining families whose incomes are above any of the previous limits have greater housing opportunities and can afford existing or new units in the private market. Of the maximum need of approximately 150 units, at least 20 families will prefer to buy homes. Their present income will allow them to purchase homes on the private market. An additional 67 tenants have incomes above \$700 per month and can afford to purchase homes, which are plentiful above a price range of \$16,000. Form HUD-6122 lists only 20 families as requiring sales housing only because our experience dictates that it is more practical to examine the tightest possible market situation and then establish relocation feasibility. Any improvement in the real situation is then a plus factor, while resources are still available to cope with any undue change in the relocation workload which may occur during the ensuing months.

The remaining families are able to afford existing private rental housing as well as much of the new housing that will come on the market.

- (c) The number, size, rent, and price distribution of rental housing resources expected to be available during the displacement period for this project, and shown in BLOCK VII of the HUD-6122, are based on information projected from classified real estate advertisements which were analyzed over a three month period from January 1-March 31, 1967.

The analysis of sale housing is based on records from the City Clerk's office for January 1 - March 31, 1967

The estimates used to project public housing needs and resources were obtained from the Middletown Housing Authority.

2. Assumptions and Conclusions:

(a) Assumptions:

- (1) The available information indicates that the new housing, both public and private, scheduled for construction will be available for families to be dislocated from the project area. Attached please find letters from the Middletown Housing Authority, interested builders and local non-profit sponsors.
- (2) Standards for ability of relocated families and individuals to pay for rental housing are set forth in the Relocation Program. In addition, the proposed non-profit sponsor of the new FHA 221(d)(3) units has indicated its willingness to give preference to relocatees.
- (3) Standards for ability of relocatees who desire to purchase housing are set forth in the Relocation Program.
- (4) All displaced families and individuals are to be relocated into standard housing within their means.
- (5) All families and individuals who are eligible for public housing can be relocated into public housing.

**(b) Conclusions:**

- (1) 194 of the 442 families to be displaced are eligible for federally-aided public housing. There will be approximately 316 units available to meet their needs.
- (2) All families, approximately 214, eligible for private rental housing will be able to rent such housing within their means.
- (3) The 14 families eligible for the state financed moderate income housing will be able to secure such housing.
- (4) Those families desiring to purchase homes will be able to do so.
- (5) If the timing of new construction of either the public housing or the FHA 221(d)(3) housing should go awry, families will be temporarily relocated until such housing is available. It will be the policy of this Redevelopment Agency to maintain in standard condition the better properties acquired so that a certain number of these houses in one section of the project area will always be available for temporary relocation purposes.

**3. Basis for Establishment of Rent/Income Ratios**

The rent income ratio and the sales price/income ratio are based on local practice experienced and used in this community and in this general area of Connecticut.

**4. Competing Demands for Housing**

No other governmental activities involving relocation of families or individuals are to be undertaken during the relocation period as far as can be determined at this time.

5. Special Problems

There are no special problems related to minority groups. The timing of new construction, both private and public, has been discussed above. All other matters deserving of special consideration are discussed in Section C-3 of the Relocation Program.

6. Numerical Estimates of Other Site Occupants:

There are 238 individuals in the project area. 136 of these will be displaced by project activity. 112 of these individuals are white and 24 are non-white.

7. Housing for Displaced Individuals

Of the 136 individuals to be displaced, 20 are eligible for 1 bedroom low rent public housing units.

An additional 63 individuals are elderly and are eligible for public housing. It is proposed to rehouse them in 63 efficiency units to be provided through new construction of public housing for the elderly. The Middletown Housing Authority has a reservation with HUD for 125 such units. Furthermore, an application for Early Land Acquisition for the site of this elderly housing has been approved by HUD.

The remaining 53 individuals have incomes which can adequately afford rental units ranging from \$70-79 per month, of which there is an abundant supply.

8. Non-residential Displacement

Nearly all of the non-residential establishments will be acquired. A survey of these properties during June and July of 1967 revealed that: 74 retail commercial, 36 offices, 20 heavy commercial and industrial, 31 public, 5 gas stations and 1 property owned by Wesleyan University would be acquired by the Redevelopment

Agency during the five year displacement period. In light of this workload, the Redevelopment Agency will hire a Business Relocation Specialist to assist in their efforts to relocate. Preference will be given those firms wishing to relocate in the project area, subject to the Plan controls.

9. Financing Available to Non-White Families and Individuals

Mortgage financing will be available on the same basis as all other prospective purchases in the area for any non-white family or individual desiring to purchase homes.

10. Utilization of the Federal Rent Supplement Program

No arrangements have been made to utilize as a relocation resource housing units assisted under the Federal rent supplement program authorized by the 1965 Housing Act.

11. Coordination with the Middletown Housing Authority

The Middletown Housing Authority has given its full cooperation to the Redevelopment Agency. The Authority's program is, to a large extent, based upon the requirements of the Redevelopment Agency. The attached letter from the Housing Authority specifically mentions that preference to project displacees will be a continuing policy of the Authority, both in existing units and in new construction.

The Redevelopment Agency will, on a regular basis, make referrals to the Housing Authority and will institute measures to insure that a follow-up of such referrals is part of the regular work program of the Relocation officer.

In addition, the Redevelopment Agency and the Housing Authority, through the offices of the respective Executive Directors, will hold bi-weekly meetings in an effort to reach maximum communication and cooperation.

12. Availability of Private Rehousing Resources on a Non-Discriminatory Basis

Real estate agencies in the city have been canvassed, and their cooperation solicited in their making available housing which they list on a non-discriminatory basis. We have received favorable responses from a number of agencies, and we hope that we can obtain more. Furthermore, we will use our good offices in trying to get persons who advertise in the newspaper to accept referrals from us on a non-discriminatory basis. Also, we intend to advertise in the newspaper for listings of housing units which are available on a non-discriminatory basis. Of course, full use will be made of FHA and VA-acquired properties in an attempt to expand housing opportunities for minority group families that we will be displacing.

Exhibit A

Vacancy Experience at Long River Village, Middletown, Conn.

<u>Date</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>Total</u>
2/28/62	1	9	0	0	10
2/28/63	1	1	0	0	2
2/29/64	0	6	2	0	8
2/28/65	0	10	1	2	13
2/28/66	0	11	2	0	13
2/28/67	1	7	3	1	12
<b>Total:</b>	3	44	8	3	58
<b>Annual Average</b>	0	7	1	0	
<hr/>					
3/31/62	2	10	2	1	15
3/31/63	0	4	4	0	8
3/31/64	0	6	0	0	6
3/31/65	0	12	2	2	16
3/31/66	0	13	1	0	14
3/31/67	0	7	3	1	11
<b>Total:</b>	2	52	12	4	70
<b>Annual Average</b>	0	8	2	0	
<hr/>					
5/15/62	0	11	3	0	14
5/15/63	1	2	3	1	7
5/15/64	0	2	3	0	5
5/15/65	0	12	0	2	14
5/15/66	0	10	3	0	13
5/15/67	1	5	2	1	9
<b>Total:</b>	2	42	14	4	62
<b>Annual Average</b>	0	7	2	0	
<hr/>					
Over-all Average	0	7	2	0	

Note: All numbers rounded to lowest whole number.

Source: Middletown Housing Authority.

Exhibit B

Annual Turn-Over at Long River Village, Middletown, Conn.

<u>Date</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>Total</u>
1/62 to 12/62	6	27	5	2	40
1/63 to 12/63	5	22	13	4	44
1/64 to 12/64	4	19	20	6	49
1/65 to 12/65	3	26	9	3	41
1/66 to 12/66	3	32	10	3	48
<b>Total:</b>	21	126	57	18	222
<b>Annual Average</b>	4	25	11	3	

Annual Turn-Over in State Moderate Income Projects

<u>Date</u>	<u>2 BR</u>	<u>3 BR</u>	<u>Total</u>
1/62 to 12/62	35	4	39
1/63 to 12/63	35	7	42
1/64 to 12/64	25	8	33
1/65 to 12/65	33	9	42
1/66 to 12/66	20	2	22
<b>Total:</b>	148	30	178
<b>Annual Average</b>	30	6	

Source: Middletown Housing Authority.

REDEVELOPMENT AGENCY

THIS IS NOT AN EVICTION NOTICE

Informational Statement

for

Business Concerns and Other Non-Residential  
Establishments

1. GENERAL

Urban renewal is a means of revitalizing and modernizing our City and eliminating blight and deterioration through the redevelopment or rehabilitation of declining areas.

The Redevelopment Agency has officially designated the section where you are located as the \_\_\_\_\_ Renewal Project, an urban renewal area to be redeveloped and rehabilitated with financial assistance from the United States Government.

Relocation and other activities in connection with the project will be handled by the Redevelopment Agency through the Relocation Office.

If your building is among those that will have to be vacated, it will be necessary for you to consider a move to another location. However, every occupant will be given as much advance notice as possible of the time the Redevelopment Agency expects to require possession of the property within the project area will be required to surrender possession without at least 90 days' written notice from the Redevelopment Agency of the date on which possession will be required. This notice will not be given until after the Redevelopment Agency has entered into a contract with the owners to buy the property or the Redevelopment Agency has acquired the property by condemnation.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements and that we will provide other aids and services to ease problems of relocation that you may encounter.

In this connection, we have obtained assurances from the following local agencies and organizations that their services will be available to you:

Chamber of Commerce  
Small Business Administration  
Multiple Listing Service  
Many Financial Institutions

You may contact them directly or request a member of our relocation staff to do so on your behalf.

## 2. RELOCATION OFFICE

A relocation office will be maintained within the project area for your convenience.

The address is:

The telephone number is:

The office hours are from \_\_\_\_\_ a.m. to \_\_\_\_\_ p.m.,  
Monday through Friday. Evening appointments will  
be arranged at your request.

Staff will be available in the relocation office to answer any questions you may have about the relocation program and related matters. In addition, the staff will locate, inspect, and refer relocation sites or space for your consideration. The staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA), and others in connection with the purchase or leasing of new premises. The Redevelopment Agency has arranged for the SBA to send you a letter describing the assistance available from that Agency.

## 3. ELIGIBILITY FOR RELOCATION PAYMENTS

You may be eligible for a relocation payment for moving expenses and property loss and, in addition, a Small Business Displacement Payment, if you meet the basic requirements described below. However, since the final determination of eligibility will be made by the relocation office, you should write, visit, or call us for further details.

DO NOT MOVE BEFORE YOU SEE US. YOU MAY RISK LOSING YOUR  
ELIGIBILITY FOR A RELOCATION PAYMENT IF YOU DO.

## 4. RELOCATION PAYMENT FOR MOVING EXPENSES AND PROPERTY LOSSES

Eligible business concerns and other non-residential establishments may receive a relocation payment for their total verified reasonable and

necessary moving costs and related expenses (verified reasonable and necessary moving costs and related expenses up to a maximum of \$25,000).

A relocation payment for an out-of-city move is subject to the same limitations as those outlined above. In addition, payment may not be made for the portion of the cost of moving beyond 100 miles from the city boundary.

The moving expenses for which compensation may be made include the costs of dismantling, crating, storing (for a period of one year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale), exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with the accomplishment of such reassembly, reconnecting, or reinstallation.

If a claim is made for a direct property loss incurred because of a move, a relocation payment may be made for such loss up to a maximum of \$3,000., provided that reimbursement or compensation has not otherwise been made. In this connection, it should be noted that payment for a combination of direct property loss and moving expenses is limited to \$3,000.

A relocation payment for loss of property may cover the amount of the actual loss in the fair market value of property for which you receive no other reimbursement. Losses on goods or other inventory kept for sale may not be included, nor losses resulting from damage to the property while it is being moved. If you intend to go out of business and claim a direct loss of property, you must meet certain other requirements, details of which are available in the relocation office. A notice of your intention to cease operations is also required in order that all the requirements can be complied with prior to final disposition of the property.

#### 5. SMALL BUSINESS DISPLACEMENT PAYMENT

Some business concerns may be eligible for a Small Business Displacement Payment of \$2,500., in addition to the relocation payment for moving expenses and property loss described above. The Small Business Displacement Payment is a fixed amount; if a business concern is eligible, payment may be made.

A Small Business Displacement Payment is not available to a non-profit organization.

To be eligible for a Small Business Displacement Payment, a business concern must meet certain requirements. The level of earnings and the volume of gross receipts or sales are important. The average annual net earnings before income taxes must be less than \$10,000. over a stipulated time period. During this period, the business concern must also have had either (a) average annual gross receipts or sales in excess of \$1,500. and average annual net earnings before income taxes in excess of \$500., or (b) average annual gross receipts or sales in excess of \$2,500.

Certain other eligibility requirements for a Small Business Displacement Payment require explanation and discussion. Therefore, it is suggested that you visit the relocation office to discuss the matter and to learn whether you may be eligible to receive this additional payment. Attached is a copy of the claim form for a Small Business Displacement Payment, indicating the type and extent of information required. This copy is for your information only; another copy will be given to you when and if you file a claim.

6. NOTICE OF INTENTION TO MOVE

Between 30 and 90 days before you plan to move, you must notify us, in writing, of your intention to move and the date on which you intend to start your move, or the date you intend to cease business and dispose of your movable property. Please include a general description of your property to be moved or disposed of. When we receive your notice, we will arrange with you for a mutually convenient time for a representative to inspect the property to be moved.

7. SUBMITTAL OF BIDS FOR MOVING AND RELATED COSTS

Before you move, you must obtain three written bids from reputable movers. The bids must be submitted to us at least 15 days before you start your move.

If you estimate that your moving expenses will be less than \$500., you need not obtain the three bids, the maximum relocation payment for moving expenses and related costs will then be limited to \$500. It is suggested that you consult us in advance to confirm your estimate of the moving costs.

The bids submitted should include the following information:

- (a) Name and address of the mover and name of bidder.
- (b) Origin and destination points of the move, estimated date(s) of the move, and the estimated time required to carry out the move.
- (c) Identification of the items to be moved, number of loads or cubic feet to be moved, and the hourly rate for labor and vehicles to be used in the move.

- (d) If applicable, identification of and estimates covering unusual charges, such as for packing, unpacking, or other costs.

Bids must also be obtained, from reliable sources, covering charges for electrical, plumbing, carpentry, or other services needed for the dis-assembly, moving, reassembly, reconnection, or reinstallation of machinery and equipment. The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable. Bids must be submitted prior to the start of any work and in sufficient time to allow for review of the bids by our staff.

Failure to provide acceptable bids and to otherwise observe required procedures may result in forfeiture of the entire claim.

#### 8. SELF-MOVES

If you elect to move yourself, you may be reimbursed for certain out-of-pocket expenses.

As in the case of other moves, you must notify the relocation office at least 30 but not more than 90 days before you plan to start your move; and, at least 15 days before you plan to start your move, you must submit three bids from reputable movers.

You may be reimbursed only for (a) your payroll costs for your employees physically participating in the move, (b) the cost of gas and oil required to operate your trucks for the move, and (c) certain other related expenses. The total amount you may be reimbursed may not exceed the amount of the low bid you obtained from commercial movers.

Since you must keep certain specified records of your expenses for the move and comply with other requirements governing self-moves, please obtain detailed instructions from the relocation office before you start your self-move.

#### 9. FILING OF CLAIM

Any relocation payment for your moving expenses or direct loss of property because of the move, or a Small Business Displacement Payment, will be made only after the completion of your move, or the discontinuance of your business.

After your move, or upon discontinuance of your business operations, you must submit a completed claim form (Form HUD-6146) to the relocation office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim.

You must certify that your claim is true and accurate.

A claim for payment for moving expense, actual direct loss of property, or a Small Business Displacement Payment must be filed within 6 months after the completion of your move or the date you discontinued operations.

You are invited to call or visit the relocation office for assistance in filing your claim. We will help you in every way we can. A visit to our office should result in a claim properly made out and hence one which we can process in the shortest possible time so as to speed up the payment to you.

10. RENT

As stated earlier, if the property you are occupying is acquired by the Redevelopment Agency, you will be given at least 90 days' notice in writing of the time you will have to vacate the property, and such notice will not be given until the Redevelopment Agency has entered into a contract with the owner to buy the property or has acquired the property by condemnation.

After the property is acquired, an equitable rental rate will be established. The rent will be payable at our office in advance, monthly, on or before the first day of each month.

11. ACQUISITION OF REAL PROPERTY

Every owner of property to be acquired for the project will be afforded a full opportunity to sell his property directly to the Redevelopment Agency without litigation. When purchasing properties, it is the policy of the Redevelopment Agency to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on two appraisals of the property made by competent independent appraisers. In negotiating the terms of the agreement to purchase the property, the Redevelopment Agency will, to the extent permitted by scheduled project activities, allow the owner to set the times for closing the sale and for delivery of the right of possession to the Redevelopment Agency. Condemnation will not be instituted unless necessary, and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted.

12. EVICTION

Legal action to compel a business concern to move from acquired property may be taken for one or more of the following reasons:

- (a) Failure to pay rent.
- (b) Maintenance of a nuisance or use of the premises for illegal purposes.

- (c) A material breach of the rental agreement.
- (d) Refusal to consider accommodations meeting relocation standards.
- (e) Refusal to admit a relocation interviewer.
- (f) Situations requiring eviction under State or local law.

As stated earlier, no one lawfully occupying property will be required to surrender possession without at least 90 days' advance notice from the Redevelopment Agency.

We would like to repeat that we want to help you to move to a new location better than the one you now have. Studies have shown that many business concerns have bettered themselves and increased their business by moving to a well-selected new location. In addition, moving may give you a chance to acquire or build improved facilities. We want to cooperate with you; so don't hesitate to call upon us.

Respectfully,

REDEVELOPMENT AGENCY

ACKNOWLEDGMENT OF RECEIPT OF INFORMATIONAL STATEMENT

I hereby certify that I have received and have had explained to me the informational statement of the Redevelopment Agency.

Signed \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

EXHIBIT 223-B

RELOCATION PROPERTY MANAGEMENT OFFICE

VACANT DWELLING RECORD

Address of Accommodation: Accommodation Number: Inspection of  
Vacant D. U. \_\_\_\_\_  
Family located \_\_\_\_\_

1. Landlord or Agent: 2. Keys at  
3. Hours Open 4. Type of Lease Required 5. Deposit Required

6. Restrictions

7. Distance From: Public Schools: Grade: \_\_\_\_\_ High: \_\_\_\_\_  
Recreation Facilities: \_\_\_\_\_ Shopping Center: \_\_\_\_\_

8. Housing Characteristics:

_____ Permanent Public	Furnished: ___Y___N	Inside running water:
_____ Standard Private	If for sale:	_____ Y _____ N
_____ Substandard Private	Sale Price \$ _____	Private Kitchen:
_____ Site Unit	Down Payment \$ _____	_____ Y _____ N
	No. of rooms _____	Needs major repairs:
	No. of bedrooms _____	_____ Y _____ N
Rent:	Private bath: ___Y___N	Adequate housing
Contract \$ _____	Private inside	facilities:
Utilities \$ _____	flush toilet ___Y___N	_____ Y _____ N
Gross \$ _____		Heat: _____ Y _____ N
		Other (specify)

Inspected by: \_\_\_\_\_

Date: \_\_\_\_\_

Comments:

(Record of Referrals: See other side, when printed)

EXHIBIT 223-C

RELOCATION LETTER TO FORMER OWNERS OF ACQUIRED PROPERTIES

As you know, the Redevelopment Agency is undertaking a Renewal Project with the financial assistance of the United States Government and the State of Connecticut.

The Property formerly owned by you at \_\_\_\_\_ is now owned by the Redevelopment Agency and is part of the land to be cleared for the redevelopment project.

The Redevelopment Agency is hereby assuming the responsibilities of landlord. We will notify your former tenants well in advance when they must move, but we are advising them by letter at this time that it is to their advantage to begin looking for a new place as soon as possible.

If your former tenants ask you any questions concerning their housing relocation problems, you may tell them to call upon me at \_\_\_\_\_  
\_\_\_\_\_. This Relocation Office will be  
(address)  
open Monday through Friday 9:00 a.m. to 5:00 p.m., and \_\_\_\_\_  
evening from 6:30 p.m. to 8:30 p.m.

Very truly yours,

\_\_\_\_\_  
Relocation Officer

EXHIBIT 223-C

EXHIBIT 223-D

AVAILABLE VACANCY NOTICE

Date \_\_\_\_\_

To \_\_\_\_\_  
\_\_\_\_\_

Dear \_\_\_\_\_:

This is to inform you that the Relocation Office has found an available apartment or house which you and your family may wish

to rent. Please contact \_\_\_\_\_ (Name)

at \_\_\_\_\_ (Address),

telephone number \_\_\_\_\_, to arrange for an appointment to see the apartment or house.

Afterward, please report to this office whether or not you have accepted the housing referred to.

Sincerely yours,

\_\_\_\_\_  
Relocation Officer

EXHIBIT 223-D

EXHIBIT 223-E

REFERRAL IDENTIFICATION AND DISPOSITION

REPLY CARD

RELOCATION PROPERTY MANAGEMENT OFFICE

REDEVELOPMENT AGENCY

Date \_\_\_\_\_

To \_\_\_\_\_

\_\_\_\_\_ (Address)

This will introduce \_\_\_\_\_

who must vacate his home, which is to be demolished for our  
Renewal Project.

From our records, it appears that the bearer and his family may  
qualify as suitable tenants for the vacant dwelling unit you own  
at \_\_\_\_\_.

We will appreciate any consideration that you may give to him.

Thank you.

Sincerely yours,

\_\_\_\_\_  
Relocation Officer

EXHIBIT 223-E

EXHIBIT 223-F

RELOCATION PROPERTY MANAGEMENT OFFICE

REDEVELOPMENT AGENCY

"DISAPPEARED FAMILY" TRACING CHECKLIST

Name \_\_\_\_\_

Former Address \_\_\_\_\_

Family Composition \_\_\_\_\_ Race \_\_\_\_\_

Family Income \_\_\_\_\_

Date of Disappearance \_\_\_\_\_

Information Requested of:

Neighbors \_\_\_\_\_

Post Office \_\_\_\_\_

Employer \_\_\_\_\_

Water Company \_\_\_\_\_

Lighting Company \_\_\_\_\_

Board of Education \_\_\_\_\_

Minister \_\_\_\_\_

Other \_\_\_\_\_

Located \_\_\_\_\_ At \_\_\_\_\_  
(date) (address)

# Housing Authority

of the

# City of Middletown

MIDDLETOWN, CONNECTICUT 06457

OFFICE

1000 SILVER STREET

## Resolution No. 262

WHEREAS the Housing Authority of the City of Middletown desires to assist the Redevelopment Agency for the City of Middletown in the relocation of families to be displaced in the Urban Renewal Project #2 UR Conn R-105, now therefore

BE IT HEREBY RESOLVED by the Housing Authority of the City of Middletown that preference be given to those eligible applicants presently residing in the Urban Renewal Project #2 UR Conn R-105, and

BE IT FURTHER RESOLVED that as among those eligible applicants residing in the above redevelopment area first preference shall be given to those applicants who have resided in that area for the longest period of time.

# THE GREATER MIDDLETOWN COMMUNITY CORPORATION

100 Riverview Center Middletown, Connecticut 06457 Telephone (203) 346-8616

DEC 11 1968

December 6, 1968

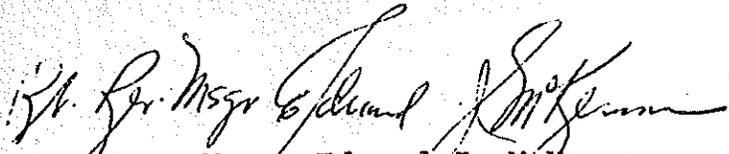
Mr. G. Eugene Goundrey, Chairman  
Redevelopment Agency  
Municipal Building  
Middletown, Connecticut

Dear Mr. Goundrey:

As you are aware, the Greater Middletown Community Corporation is a non-profit corporation established for the primary purpose of sponsoring the construction of housing for families of moderate incomes and to help in the relocation of people in the City of Middletown that will be displaced by urban renewal. At the present time, we are sponsoring the construction of 45 units of moderate income 221(d)(3) housing to assist as a relocation resource for families to be displaced by renewal and other governmental activity. It is expected that this project will be completed by August, 1969.

The Greater Middletown Community Corporation is eager to continue to provide needed housing facilities, and respectfully requests that the Redevelopment Agency give serious consideration to our interest in acquiring property within the renewal area (UR Conn. R-105) currently under study for the provision of at least 50 additional units of low and moderate income housing for displaced families.

Very truly yours,

  
Rt. Rev. Msgr. Edward J. McKenna  
President

EJM:se  
cc: Mr. Irwin Kaplan

R-224

PROJECT IMPROVEMENTS REPORT

PROJECT IMPROVEMENTS REPORT

All proposals for the revised project improvements were developed after consultation with the affected public departments and agencies and private utility companies. The design and material standards proposed for these improvements are those currently used by the department or utility company concerned.

Unit costs, quantities and total costs are shown on exhibits appended to Code R-226, "Cost Estimate and Financing Report".

This section describes all project improvements proposed at this time and the basis of eligibility claimed.

1. Streets (See Map 2-8, "Street Improvement Plan - Tentative", and Exhibit 226-G, "Street Improvement Plan Cost Estimates")

All streets within the project area are to be modified or improved to some degree in accordance with current City standards. The required right-of-way for each project street was determined in consultation with the Middletown Director of Public Works, as were pavement and sidewalk widths. The types of materials to be installed for each of the proposed street improvements are in accordance with current standards established by the Department of Public Works.

Following is a description of each of the proposed street improvements and a discussion of the criteria supporting the percentage of eligibility claimed.

(a) Church Street

This street is a major east-west route serving the project area. It is proposed that its right-of-way be widened and realigned east of Hotchkiss Street from the present 60 feet to a 70 foot width in order to provide four 12 foot moving traffic lanes with 11 foot wide sidewalk areas on both sides. Because of the extensive widening and geometric changes planned for this street, it is proposed that the entire street be fully reconstructed with a complete new pavement crosssection, new curbs, 5 foot sidewalks and that street trees be installed along both sides of the street.

Church Street is entirely an interior project street. The proposed improvements are required in order to adequately serve project area uses, and are deemed to be 100% eligible project costs.

The former portion of Church Street, on the north side of Union Park between Broad and Main Streets, is to be retained to provide access to abutting uses to remain. It is proposed to replace the present street with a 20 foot pavement of decorative design to discourage through traffic. As an interior project street, such improvement is deemed 100% eligible as a project cost.

(b) DeKoven Drive and Extension

This street will be an important collector street serving the project area and the business district. This street provides half of the circumferential movement around the business area.

( )

It is proposed that this street be widened to a 60 foot right-of-way width and be extended north to Union Street. The proposed improvements for this street include a 44 foot wide street pavement, curbs and street trees on both sides, a 10 foot wide sidewalk area containing a 5 foot width of paved walkway on the west side and a 6 foot wide sidewalk area containing a 2 foot emergency paved walkway on the east side. These improvements are proposed to be installed for the full length of DeKoven Drive and its extension to Union Street. This street is deemed to be an interior street since a chain link fence on its eastern side separates it from the adjacent railroad tracks which prevent any access to or use by property outside the project area. The proposed improvements are required in order to adequately serve project uses, therefore, they are deemed 100% eligible as project costs.

( )

(c) Broad Street and Extension

In order to more adequately serve its role as a circumferential street for the business area, the pavement of this street will be widened within the present 70 foot right of way to provide four 12 foot traffic lanes with 11 foot sidewalk areas on both sides.

These improvements will require complete reconstruction including a new pavement crosssection, new curbs and new sidewalks.

( )

Broad Street is an interior project street south of College Street which can serve only project area uses. Proposed improvements on this portion are deemed to be 100% eligible project costs. North of College Street, Broad Street is a boundary street and proposed improvements thereon are deemed to be 50% eligible.

(d) Hubbard Street, Hotchkiss Street, Goodyear Avenue, Hamlin Street  
Pearl Street, Court Street, and Greenfield Avenue

All of these streets are presently improved, but are below standards currently acceptable to the Department of Public Works or are in poor repair. Existing street pavements generally are inadequate and curbs as well as paved walks require extensive repair.

These streets generally have a 50 foot right-of-way which will be maintained in accordance with current City standards, and where widening is possible it will be accomplished.

It is proposed that the remaining portions of these streets be completely reconstructed to be brought up to current City standards to include where possible a 34 foot wide pavement, curbs and street trees on each side, and sidewalk areas containing 5 foot wide paved walk on each side.

These improvements will be located on interior streets, are required to serve project uses and consequently are deemed to be 100% eligible project costs.

(e) South Main Street

This street was formerly a State highway. Its right-of-way and pavement widths are deemed generally adequate with respect to project needs. However, the existing sidewalk area on the east side is proposed to be reduced somewhat to allow the provision of a twelve foot median strip between north and south bound lanes (2-12 foot lanes in either direction) to provide a turning lane at the intersection of Route 17. The northerly end of the street is to be realigned so as to connect directly with Broad Street to provide a continuous north-south movement.

Due to the extent of these improvements and the present condition of the street, complete reconstruction of pavement, curbs, and sidewalks will be necessary. South Main Street is an interior street. Therefore, the proposed improvements are deemed to be 100% eligible project costs.

(f) Loveland Street, High Street, and Washington Street

These boundary streets will be retained at their existing rights-of-way. However, new pavement, curbs and sidewalks are necessary to bring them up to current City standards. High Street and Washington Street have ample rights-of-way. However Loveland Street right-of-way is only 40 feet and cannot be widened. However reconstruction of the street curbs and sidewalk will be undertaken to provide a 28 foot pavement and 6 foot sidewalk areas on each side. All of the proposed improvements on these streets are deemed to be 50% eligible (boundary street).

(g) College Street and William Street

These streets provide east-west movement within the project area. From the westerly project boundary to a point approximately half-way between Main and Broad Streets they have at least a 50 foot right-of-way. East of that point they become narrower. It is proposed to widen College Street to 60 feet - 40 foot pavement - and William Street to 50 feet - 34 foot pavement - from that point east. The entire length of each street is to be reconstructed with new pavement, curbs and sidewalk.

William Street is an interior street serving only project area uses, therefore improvements thereon are deemed 100% eligible as project costs. College Street is an interior street west of Broad Street and improvements of that portion are deemed 100% eligible as project costs. The remainder of College Street is a boundary street and improvements of that portion are deemed 50% eligible as a project cost.

(h) Pleasant Street

Pleasant Street is to be redesigned to serve abutting properties outside the project area which would otherwise be deprived of access. It is proposed to be designed with 40 foot pavement - 20 feet for traffic movement in a one-way northerly and easterly direction and 20 feet for diagonal parking. A ten foot sidewalk with 5 feet of paved walkway will be provided on the easterly side.

Although serving uses outside the project area, this street is necessary to maintain access to them without major alteration of the proposed street system. Therefore, improvement on this street is deemed 50% eligible as a project cost.

(i) Main Street

The 120 foot right-of-way of Main Street is over abundant to meet traffic demand. Some 36 feet of it is presently used to provide diagonal parking. Since off-street parking will be provided in the project area and since the diagonal parking creates traffic hazards on this heavily travelled artery, it is proposed to reduce the present 80

foot paved roadway to 48 feet. The 48 foot roadway will be off-set on the westerly side of the right-of-way to provide a 50 foot area for sidewalk, landscaping, and pedestrian plazas on the easterly side of the street. A 22 foot sidewalk will be maintained on the westerly side. To accomplish these changes reconstruction of pavement, curbs, and sidewalks will be necessary.

Main Street is an interior street serving project area uses.

Therefore, these improvements are deemed to be 100% eligible as project costs.

(j) South Street

South Street has only a 30 foot right-of-way. However, it will serve only as an access road to the Connecticut Light & Power Company gas facilities and is deemed adequate for this purpose.

South Street is an interior street. Therefore improvements thereon are deemed 100% eligible as project costs.

(k) Union Street

Union Street is to be improved within its present 70 foot right-of-way to connect with Church Street. Realignment of intersections and repair of pavement will require reconstruction of pavement (48 foot) curbs and sidewalk. The westerly portion, just east of Main Street, is a boundary street and improvements thereon are deemed as 50% eligible as project costs. The remainder of Union Street is an interior street serving only project area uses. Therefore improvements on this portion are deemed to be 100% eligible as project costs.

(l) Sumner Street

This street is proposed to be reconstructed within the present right-of-way and the bridge across Sumner Creek repaved.

It is an interior street serving only project area uses. Therefore, these improvements are deemed 100% eligible as project costs.

2. Sanitary Sewers (See Map 2-9, "Sanitary Sewer System - Tentative" and Exhibit 226-H, "Sanitary Sewer System Cost Estimates")

Proposals for the relocation of existing sanitary sewer facilities and for the development of new facilities were developed in consultation with -- and approved by -- the Middletown Department of Public Works. The Department of Public Works also developed preliminary cost estimates for the above work (see Exhibit 226-H).

The present sanitary sewers in the project area are of the combined storm-sanitary type. In order to accomplish separation of sanitary sewers and storm drains in the project area and due to the age and poor condition of the existing combined lines, it is necessary to construct a completely new sanitary sewer system for the project area. To accomplish this, a new system has been designed that will serve all project area uses. None of the existing lines are suitable for adaptation to this system. The proposed location and size of all new sanitary lines are shown on Map No. 2-9. Cost estimates and eligibility of these improvements are set forth in Exhibit 226-H. Eligibility has been determined on the same basis as that for street improvements.

3. Storm Drains (See Map 2-10, "Storm Drain System - Tentative" and Exhibit 226-I , Storm Drain Cost Estimates")

Proposals for the development of new storm drain facilities for the project area were developed in conjunction with -- and approved by -- the Middletown Department of Public Works, The Department also developed cost estimates for all of the above work.

The entire project area, with the exception of the easterly portion of College Street, is served by a combined storm drain - sanitary sewer system. A new sanitary sewer system is to be constructed as described above, to eliminate pollution and better serve the project area. The existing combined sewers are of such age, size, poor condition, and type of construction that they cannot continue to provide adequate service to the project area for storm drainage. Therefore it is proposed to construct a new storm drain system for the project area to provide adequate drainage for the project area and to accommodate additional drainage areas outside the project which must drain through the project area. The only exception is on College Street, from Main Street east, where a new 36" storm drain was provided as part of Project U.R. Conn. 19-1 which will be retained. The proposed location and size of all new storm drains is shown on Map No. 2-10. Cost estimates and eligibility of these improvements are set forth in Exhibit 226-I. In accord with HUD policy all storm drains within the project area are deemed to be 100% eligible as project costs, with the exception of manholes and catch basins on boundary streets which are deemed to be 50% eligible.

4. Water System (See Map 2-11, "Water System - Tentative" and Exhibit 226-L, "Water System Cost Estimates")

Proposals and cost estimates for the construction of new water system facilities were developed in consultation with the Middletown Department of Public Works.

The existing water system in the project area is the oldest in the city and its age and relatively poor condition make improvements difficult and costly. Due to these conditions and the major street reconstruction proposed in the project area, it is proposed to replace the existing water system with new water mains throughout the project area. The proposed location and size of all new water lines is shown on Map No. 2-11. The cost and eligibility of these improvements are set forth in Exhibit 226-L. Eligibility has been established on the same basis as for street improvements.

5. Traffic Control System (See Map 2-12, "Traffic Control System - Tentative" and Exhibit 226-K, "Traffic Control System Cost Estimate")

The criteria for percentage of eligibility claimed for proposed Traffic Control System improvements are detailed in Exhibit 226-K.

6. Telephone System (See Map 2-13, "Telephone System - Tentative" and Exhibit 226-F, an estimate of relocation costs by Southern New England Telephone Company)

The proposals for telephone system adjustments necessitated by proposed urban renewal activities were developed by the Southern New England Telephone Company. These proposals include the relocation of existing

overhead lines to underground in the easterly portion of the project area (see Area 1 on Map No. 2-13) and relocation of existing overhead lines as necessary in the remainder of the project area.

The cost of effectuating these changes is claimed to be 50% eligible in accord with Connecticut State Law regarding such work by private utility companies. A finding by the LPA's legal counsel substantiating this procedure is submitted separately.

7. Electric System (See Map 2-14, "Electric System - Tentative" and Exhibit 226-C an estimate of relocation costs by the Hartford Electric Light Company)

The proposals for electric system relocations necessitated by proposed project activities) were developed by the Hartford Electric Light Company. These proposals include the relocation of existing overhead lines to underground in the easterly portion of the project area (see Area 1 on Map No. 2-14) and relocation of existing overhead lines as necessary in the remainder of the project area.

The cost of effectuating these changes is claimed to be 50% eligible in accord with Connecticut State Law regarding such work by private utility companies. A finding by the LPA's legal counsel substantiating this procedure is submitted separately.

8. Gas System (See Map 2-15, "Gas System - Tentative", and Exhibit 226-D, an estimate of relocation costs by the Connecticut Light & Power Company.

The proposals for gas system relocations necessitated by proposed project activities were developed by Connecticut Light & Power Company. These include the relocation of existing lines as necessary due to realignment of streets and construction of new streets.

The cost of effectuating these changes is claimed to be 50% eligible in accord with Connecticut State Law regarding such work by private utility companies. A finding by the LPA's legal counsel substantiating this procedure is submitted separately.

9. Project Rough Grading and Flood Protection (See Map 2-7, "Topography - Tentative")

The existing topography of the project area is shown on Map 2-7.

No rough grading of disposition parcels is proposed. Rather, the existing topography is to serve as the basis for redevelopment proposals designed to take advantage of the unique conditions of each site. In no case, will existing topography hamper site development.

Additional grading beyond that for normal street construction is required in only two instances as shown on Map No. 2-7.

- a) The realigned intersection of Church, Broad, and South Main Streets will require regrading of land not presently within the right-of-way. This will be coordinated with street construction and has been included in the Street Improvement Cost Estimates.
- b) As part of the reconstruction and extension of DeKoven Drive it is proposed to raise the street to elevation 30. This will raise the street above maximum flood level and thereby eliminate any possibility of flooding parcels to the west. These parcels would be graded to the west so as to blend with the existing topography.

10. Local Parks

a) In order to provide necessary recreation area for the Central School and for residential portions of the Project Area west of Broad Street, a small park is to be provided on William Street. This is shown as Disposition Parcel No. E-5 on the "Disposition Plat (Tentative)". The park area will only serve residents of the Project Area, as land to the west is occupied by Wesleyan University which has its own specialized recreation facilities. Therefore, this park is deemed to be 100% eligible as a project cost.

This park will have no interior access drives or parking areas, but will be a landscaped area with trees, shrubs, grass, gravel walks benches, and play equipment.

b) In addition, two parcels, No. E-1 and E-2 on the Disposition Plat, on the northern side of Sumner Creek within the flood plain of the Creek are proposed as landscaped open space areas. These will serve only the project area since highways to the south and east separate them from other residential areas.

Since this park will only serve Project residents and is only a small "neighborhood" facility for these residents of the Project Area, it is deemed 100% eligible as a Project Improvement.

- c) Parcels E-3 and E-4 on the Disposition Plat are park areas resulting from the realignment of Church Street and South Main Street which also will cause reduction of the existing Green in this area. In effect, these parks represent adjustment of an existing park area solely due to necessary realignment of project area streets which are themselves 100% eligible as project costs. Therefore, the cost of landscaping the additional areas and redesigning the reduced park area to accommodate its new configuration are deemed to be 100% eligible as project costs.

For preliminary cost estimates see Exhibit 226-M.

**PARMELEE AND SNOW**

ATTORNEYS AT LAW

164 COURT STREET

MIDDLETOWN SAVINGS BANK BUILDING

MIDDLETOWN, CONNECTICUT 06457

TELEPHONE 347-4437

RICHARD C. PARMELEE  
CHARLES W. SNOW, JR.

December 12, 1968

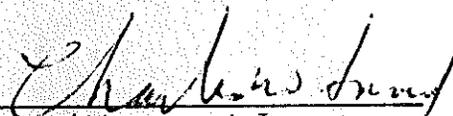
Project No. Conn. R-105--Urban Renewal Project No. 2

I, Charles W. Snow, Jr., an Attorney at Law, duly admitted to practice in the State of Connecticut representing the Redevelopment Agency for the City of Middletown hereby certify:

1. That I have investigated and ascertained the location of the site or sites of the wires, pipes, etc., of the Connecticut Light & Power Company, Southern New England Telephone Company, and the Hartford Electric Light Company, which are to be relocated pursuant to the proposed redevelopment or renewal plan for the above Project dated December 12, 1968, and submitted with Part I of the above-mentioned Project as Code No. R-213.
2. It is my opinion, that if and when such relocation takes place, it is due to the determination of the Redevelopment Agency for the City of Middletown that the closing of Hamlin Street, Hotchkiss Street, Goodyear Avenue, and the relocation of Church Street, South Main Street, and Summer Street, as provided for in the aforementioned redevelopment or renewal plan (the carrying out of the aforementioned redevelopment or renewal plan, including the construction of new improvements) requires the temporary or permanent readjustment, relocation or removal of said facility or facilities from a street or public right-of-way, and that said determination is to be followed by the Redevelopment Agency for the City of Middletown issuing an appropriate order to the Connecticut Light & Power Company, Southern New England Telephone Company, and Hartford Electric Light Company to permanently relocate

and remove the same promptly, then under such circumstances the Redevelopment Agency for the City of Middletown will be legally obligated to pay fifty per cent of the cost of said relocation in accordance with Section 8-133a of the General Statutes of Connecticut.

December 12, 1968

  
Attorney at Law.

R-225

LAND DISPOSAL REPORT

LAND DISPOSAL REPORT

(1) Disposition Appraisal Report and Marketability Study

The "Land Utilization and Marketability Report" prepared by Mr. William H. Ballard is submitted separately.

A reuse appraisal by W. H. Ballard based upon the Disposition Plat (Tentative) is submitted under separate cover.

A Transient Housing Study was also prepared by Mr. W.H. Ballard and is submitted under separate cover.

(2) Evidence of Availability of Private Mortgage Financing

For residential multi-family construction, the FHA office in Hartford has been consulted. An existing non-profit group has already expressed interest in being the sponsor of 50 -100 FHA 221 (d)(3) units in the project area.

Evidence re: specific commitments will be submitted with the Part II.

Commercial financing is available through the new Department of Community Affairs (DCA) and the Connecticut Development Credit Corporation as well as private sources. Discussions with the DCA will continue once this Project is assured of proceeding in order that all facets of aid to potential non-residential developers are tapped.

For evidence of the interest of local banks, See Exhibit 225-A.

(3) Tabulation of Land Disposal Estimates

<u>Redevelopment Use</u>	<u>Approx. No. of Parcels</u>	<u>Area in Square Feet</u>	<u>Valuations Appraiser's &amp; LPA's Estimate</u>
<u>1. Total Uses</u>	<u>57</u>	<u>2,296,021</u>	<u>\$1,176,110</u>
<u>2. Total Public &amp; Quasi-Public Use</u>	<u>37</u>	<u>676,594</u>	<u>113,210</u>
a. Streets & Other Public R/W (by dedication)	24	218,468	-0-
b. Streets & Other Public R/W including R.R. R.O. W.	2	35,700	10,710
c. Parks, Playground, etc. (by dedication)	6	209,018	-0-
d. Parks, Playground, Etc.	-	-	-
e. Public Utilities Easements	-	-	-
f. Low Rent Public Housing	1	108,008	47,500
g. Other Public Uses	2	54,500	31,700
h. Non-Profit Institutional	2	50,900	23,300
i. Moderate Income Housing*	-	-	-
<u>3. Total Private Uses</u>	<u>20</u>	<u>1,619,427</u>	<u>\$1,062,900</u>
a. Residential	17	1,204,041	612,300
b. Commercial	3	415,386	450,600
c. Light Industry	-	-	-
d. Heavy Industry	-	-	-
e. Other	-	-	-
f. Moderate Income Housing	-	-	-

\* Moderate Income Housing is planned in the project area. However, a specific parcel has not yet been delineated. The LPA anticipates that this situation will be resolved with the Part II.

(4) Difference Between LPA and Appraiser Estimates

Changes in the following disposition parcels were made after the appraiser had completed his report. Therefore, the LPA used the sq. ft. value of the affected parcels to arrive at a disposition value. Those parcels are: A-7, A-8, and B-1. Also, in accordance with the appraisal report (p. 68), the LPA has halved the appraised value of Parcel A-5 since it will be sold as a site for public housing.

(5) It is anticipated that all clearance and site improvements, including rough grading, bulldozing, and surcharge filling are to be done by the LPA or private Utility Company's as Item 1 costs.

(6) There are no special taxations, limitations or exemptions proposed for the Project Area.

(7) Not Applicable. The reuse appraisal report valued every parcel. Also see paragraph (4) above.

(8) Preliminary Disposition Plat

See Map No. 2-19, "Disposition Plat, (Tentative)", dated October 15, 1968.

(9) Parcels with Special Adaptability

There are several disposition parcels which will be sold to public and non-profit institutions.

The following parcels are proposed for public sale as park or open-landscaped areas to provide essential amenities in the project area. Also included below are street dedications and two parcels for street widening on boundary street.

<u>Parcel No.</u>	<u>Redeveloper</u>	<u>Proposed Date of Acquisition</u>	<u>Estimated Price</u>	<u>Date for HUD Concurrence</u>
E-1, 2, 3, & 4 (Parks)	City	12 months after L&G	Dedication	N/A
#1-10, 13-16, & 18-27 (Streets)	City	24 months after L&G	Dedication	N/A
#11 & 12 (Streets)	City	12 months after L&G	\$10,710	12 months after L&G

The following parcels are proposed for sale to other public and non-profit institutions.

<u>Parcel No.</u>	<u>Redeveloper</u>	<u>Proposed Date of Acquisition</u>	<u>Estimated Price</u>	<u>Date for HUD Concurrence</u>
A-6	City Library	12 months after L&G	\$10,600	12 months after L&G
C-2	City	18 months after L&G	\$21,100	18 months after L&G
A-8	Wesleyan U.	24 months after L&G	\$10,900	24 months after L&G
A-11	Church	24 months after L&G	\$ 900	24 months after L&G
A-5	Housing Authority	12 months before L&G	\$47,500	10 months before L&G

All of the dates for HUD price concurrence are after Loan and Grant contract because their sale is not critical to the project, with the exception of Parcel A-5 as noted above. No firm commitments have been received on these parcels to date (except A-5). The alternative use for these parcels is Residential (Medium Density).

(10) Statements Summarizing Conferences with FHA

The Redevelopment Agency has been in contact with various non-profit organizations relative to the provisions of approximately 50 units of moderate-income housing within the project area. (See Exhibit 225-b). Arrangements with the FHA Hartford office will be solidified with the submission of the Part II.

(11) Statement of Redevelopment Agency re: Non-Discrimination

The Middletown Redevelopment Agency will sell or lease project land only to those public, non-profit, and private organizations which guarantee, in writing, that any and all improvements erected on land sold to them by the Redevelopment Agency will not be restricted by any agreement or other instrument on the basis of race, creed, color, or national origin.

# THE GREATER MIDDLETOWN COMMUNITY CORPORATION

100 Riverview Center

Middletown, Connecticut 06457

Telephone (203) 346-8616

DEC 11 1968

December 6, 1968

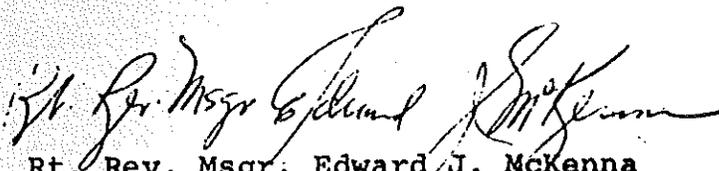
Mr. G. Eugene Goundrey, Chairman  
Redevelopment Agency  
Municipal Building  
Middletown, Connecticut

Dear Mr. Goundrey:

As you are aware, the Greater Middletown Community Corporation is a non-profit corporation established for the primary purpose of sponsoring the construction of housing for families of moderate incomes and to help in the relocation of people in the City of Middletown that will be displaced by urban renewal. At the present time, we are sponsoring the construction of 45 units of moderate income 221(d)(3) housing to assist as a relocation resource for families to be displaced by renewal and other governmental activity. It is expected that this project will be completed by August, 1969.

The Greater Middletown Community Corporation is eager to continue to provide needed housing facilities, and respectfully requests that the Redevelopment Agency give serious consideration to our interest in acquiring property within the renewal area (UR Conn. R-105) currently under study for the provision of at least 50 additional units of low and moderate income housing for displaced families.

Very truly yours,

  
Rt. Rev. Msgr. Edward J. McKenna  
President

EJM:se  
cc: Mr. Irwin Kaplan

EXHIBIT 225-B

R-226

COST ESTIMATE AND FINANCING REPORT

R-226

Project Expenditures Budget

Narrative Justification

(See Forms HUD-6220, HUD-6221 and HUD-6121 attached.) The attached Budget is predicated upon a five-year execution period from the first approved Project Expenditures Budget to completion of all project activities.

(All Total line item costs are rounded, up or down, to the nearest \$100 for budget purposes and ease of accounting, since estimates for a budget to 1975 cannot possibly be computed more accurately now.)

Code R-226

Data Supporting Project Expenditures Budget

Form HUD-6121

Narrative Justification

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
	<u>R-1401, 1403 Survey &amp; Planning Expenditures</u>		
1	Planning Advance, Conn. R-105 (A)	\$436,956	
	Estimated Interest to date of repayment*	26,200	
	<u>TOTAL: Item 1 (rounded)</u>		\$463,200

\* (For purposes of this submission, it is estimated that the existing total approved Project Survey and Planning Advance will suffice until Loan & Grant Allocation is made.

R-226-1

Interest at Advance Contract rate for the S & P was computed until January 1, 1970, based on funds received, interest accrued to date, plus estimated additional interest to date of repayment.)

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
2	<p><u>Administrative Overhead and Services R-1410</u></p> <p>In accordance with HUD instruction for Annual Administrative Budgets promulgated in March, 1966, the following accounts are now lumped in account R-1410 and included in this line item.</p> <p>1410.01; 1410.09; 1410.16; 1410.19; 1416; 1410.05; 1475; 1410.024; 1415.01; 1410.027; and 1410.023.</p> <p>The total of these accounts is \$650,000 or 5.1% (rounded) of the aggregate estimates shown on lines 3 through 13 and line 16. This percentage is based upon computation of various amounts required rounded to the nearest \$100.</p>		
	<u>TOTAL: Item 2</u>		\$650,000
3	<p><u>Legal Services</u></p> <p>For General Legal Services, see Line 2</p> <p>1415.02 <u>Acquisition, Direct Purchase</u></p> <p>Preparation of deeds and attendance at closing on direct purchase properties under contract. Based on experience of other LPA's and owner's reaction to court awards in</p>		

Line No.    Expenditures Clarification and Acct. No.                      Amount                      Totals

3 (cont)    Eminent Domain cases, estimated 150 of the 198  
privately-owned parcels can be negotiated. Fee:  
\$50/parcel x 100 parcels = \$7,500.

1415.02 Total:                      \$ 7,500

1415.03 Acquisition, Condemnation

It is proposed to employ, under contract,  
qualified legal counsel to handle condemnation  
cases. Project involves acquisition of 198  
private parcels (including 6 severances), of  
which it is estimated 48 will require use of  
Eminent Domain proceedings. Based on past LPA  
experience, the legal cost of condemnation  
averages \$400 per case including pre-trial pre-  
parations, expert witness, and final disposition  
of each case. \$400 x 48 parcels = \$19,200.

1415.03 Total:                      \$19,200

1415.04 Disposition

It is proposed to employ, under contract, qualified  
legal counsel to handle all disposition legal work.  
There are 20 disposition parcels to be sold to  
private redevelopers, 13 to be sold or dedicated  
to public and non-profit entities, and 24 street

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
3 (cont)	dedications. For preparation of all legal documents, Disposition Agreements, legal notices, attendance at meetings with private redevelopers, Agency and Board of Aldermen meetings on Disposition, etc., legal fees will average \$500 per private disposition parcel, and \$100 per public sale or major dedication.		
	$\$500 \times 20 = \$10,000$		
	$\$100 \times 37 = \underline{\$ 3,700}$		
	1415.04 Total:	\$13,700	
	1415.05 <u>Operation of Acquired Property</u>		
	Experience of other LPA's indicates that legal collection fees and evictions are sometimes necessary. Estimate we may have 20 cases @ \$75/case for legal processing to completion.		
	20 x \$75 = \$1,500.		
	1415.05 Total:	<u>\$ 1,500</u>	
	<u>TOTAL: Item 3 (rounded)</u>		\$41,900

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
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4	1430 <u>Survey and Planning</u>		
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It is proposed to enter a third-party retainer contract with our planning consultants on an as-called-for basis for all changes that may be required in the Urban Renewal Plan and additional maps and documents necessary to meet specific redeveloper's proposals, including design review of redeveloper's proposals. A contract for professional work on an as-needed, as-called-for basis, using HUD Form H-621 A and B, covering a one-year period, and based on fees recently approved by HUD for other Projects, will be submitted to HUD for approval prior to any expenditure of funds in this category. Estimate the maximum cost to be \$7,500.

TOTAL: Item 4

\$ 7,500

5	<u>Acquisition Expenses</u> (See Form HUD-6121)		
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1440.02 Acquisition Appraisals

First and second acquisition appraisals are to be completed on all parcels under the S & P Budget prior to Part II. In order to reduce the number of condemnation cases and permit rapid acquisition to meet disposition of land for housing and commercial sites,

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
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5 (cont) it is anticipated that twenty (20) third appraisals may be required to obtain approved valuations. In addition, 10 special machinery or equipment appraisals will be required. We are budgeting for these: \$20,000.

1440.02 Total:	\$20,000
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1440.03 Option Negotiations

All acquisition will be done using the HUD fair-market value offer by LPA administrative staff and legal counsel, when required. However, to provide for review of appraisals, justification of Agency price recommendations and guidance on negotiations, additional funds are needed for a real estate consultant in the amount of \$5,000.

1440.03 Total:	\$ 5,000
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1440.04 Title Searches

It is proposed to employ a title attorney under separate contract to complete all title work on 198 parcels, including 6 severances. Based on previous discussion with title attorney, fees will average \$75 per parcel:  $198 \times \$125 =$  \$14,850.

1440.04 Total:	\$14,850
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<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
5 (cont)	1440.05 <u>Sundry Acquisition - Direct Purchase</u> Filing fees, notary fees and other incidental costs @ \$35/parcel for an estimated 150 parcels. Thus, $\$35 \times 150 = \$5,250$ . Engineering boundary survey required for acquisition purposes will include surveys of 6 properties involving severances. Estimate cost of work to be done by a qualified engineer @ \$1,250 per parcel = \$10,000.		
	1440.05 Total:	\$15,250	
	1440.06 <u>Sundry Acquisition - Condemnation</u> For court costs (excluding interest), sheriff fees, condemnation bonds and condemnee's reasonable court costs, as required by Connecticut law, and all incidental costs, based on experience of other recent Projects in Connecticut, fees will average \$400/parcel on an estimated 48 parcels. $\$400 \times 48 = \$19,200$ . Appraisers as witnesses in court. Experience indicates at least one day per court case or approximately 48 days @ \$125/day per appraiser, as in RAA approved appraisal contracts. $\$125 \times 48 = \$6,000$		
	1440.06 Total:	\$25,200	
	<u>TOTAL: Item 5</u>		\$80,300

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
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6 (a) Temporary Operation of Acquired Property

1448.01 Gross Income

See HUD-6121 for estimated breakdown.

(Average rentals shown are for each separate unit in a structure to be acquired.) Income

Total: 1448.031 through 1448.033 and 1448.035 \$370,500

Repair and Maintenance

No major repairs are contemplated, but fuel and light charges will have to be paid and plumbing and heating maintained in tenant occupied structures.

Total: \$ 14,000

1448.034 Insurance

OLT insurance in accordance with HUD requirements. For this Project, we estimate an

\$20,000, 5-year premium with post-audit possible.

1448.034 Total: \$ 20,000

1448.036 Real Estate Tax Payments

Agency will pay Real Estate taxes from date of acquisition to end of first taxable year. Based on Assessed Valuation (Real Estate only) and anticipated tax rate of 44 mils for the City and average of six months of acquisition prior to next tax levy date or disposition, whichever comes

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
6 (a) (cont)	first, tax payments are estimated as follows: \$4,036,000 x 44 mils x 6 mos. = \$88,800		
	1448.036 Total:	\$88,800	
	1448.037 <u>Management Contracts</u>		
	None are contemplated.	-0-	
	1448.038 <u>Real Estate Tax Credits</u>		
	None are claimed at this time.		
	1448.038 Total:	-0-	
	1448.039 <u>Temporary On-Site Moves</u>		
	In order to meet schedule of demolition and dis- position, it is estimated that 25 residential on-site moves may be required. 25 res. @ \$100 each = \$2,500.		
	1448.039 Total:	\$ 2,500	
	Total Expenditures estimated at \$125,300.		
	Total Income estimated at \$370,500.		
	TOTAL: Item 6 (a) (rounded)		(-) \$245,200
6 (b)	1448.038 <u>Real Estate Tax Credits</u>		
	(See R-266-Item 6 (a) )	-0-	

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
7	<u>Relocation Costs</u>  1443.01 <u>Contracts for Relocation</u>  No other costs or contract work are anticipated.		
	<u>TOTAL: Item 7</u>		-0-
8	<u>Site Clearance</u>  1450 <u>Preparation of Contract Documents</u>  Demolition is proposed to be carried out in several stages to permit rebuilding of portions of the commercial area and housing sites before total relocation is carried out. Based on preliminary discussions with qualified engineers, the preparation of bid documents and specifications using H-673 as a guide form will cost, for 5 separate Demolition Contracts, \$500 each.  5 x \$500 = \$2,500	\$ 2,500	
	<u>Inspection and Supervision of Site Clearance Work</u>  <u>Under Contract</u>  It will be necessary to supervise and inspect site clearance work by employing a qualified engineering firm under contract as no staff engineer is proposed. Fees will be @ \$50 per inspection and field supervision trip including report to LPA on an as-called-for-basis. It is estimated that		

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
8 (cont)	approximately 24 inspections over a 24 month period for 5 separate contracts will be required.		
	\$50 x 24 = \$1,200	\$ 1,200	
	<u>Net Cost of Site Clearance Work</u>		
	(1) <u>Buildings and other structures</u>		
	For purposes of this submission, the estimated costs of demolition of buildings in the Project were obtained from a wrecking firm. (See <u>Exhibit 226-A.</u> ) For details on structures to be demolished, see <u>Exhibit 226-B.</u>		
	Total:	\$ 253,750	
	(2) <u>Sidewalks and Pavements</u>		
	Sidewalks and street pavements to be abandoned in the Project Area will be removed by the Agency under contract, prior to disposal of land. The cost of clearing old, broken and unuseable pavement is estimated at:	\$ 5,000	
	(3) <u>Capping of Utility Lines</u> Not applicable.	-0-	
	(4) <u>Electric System</u>		
	The LPA has voted to put utility lines underground in part of the project area. For preliminary breakdown of costs, see Exhibit 226-C attached. In		

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
8 (cont)	accordance with State law, the total estimated cost has been reduced to 50%. (Area No. 1 underground and Area No. 2 overhead, excluding \$7,090 for increased charges to the City.)	\$382,685	
	(5) <u>Gas System</u> (CL&P Co.)		
	For breakdown of costs, see <u>Exhibit 226-D</u> attached. (Scheme #2 is the appropriate method, excluding \$31,000 for removing individual gas services.)	\$ 51,500	
	(6) <u>Telephone System</u> (SNETCO)		
	For breakdown of costs, see <u>Exhibit 226-F</u> . (Plan #3)	\$ 71,000	
	<u>TOTAL: Item 8 (rounded)</u>		\$767,600

9

Project or Site Improvements

All site improvements will be done by the LPA under contract. No Special LPA staff is proposed.

1455 (1) Contracts for Preparation of Contract

Bid Documents

For all project improvements, bid documents, specifications and plans will be prepared under contract with a qualified engineering firm. Bid

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
9 (cont)	documents plus all engineering inspections are estimated for Project Improvements @ 7% of the total costs.		
	(2) <u>Project Improvements</u>		
	For a description of proposed project improvements and justification of eligibility, see "Project Improvements Report", Code R-224. The following improvements are proposed as Item 1, Project or Site Improvements. (See Supporting Schedule of Form HUD-6220.)		
	(a) <u>Street Improvements</u>		
	For breakdown of costs, see <u>Exhibit 226-G.</u>	\$868,920	
	(b) <u>Sanitary Sewer System</u>		
	For breakdown of costs, see <u>Exhibit 226-H.</u>	\$418,835	
	(c) <u>Storm Drainage System</u>		
	For breakdown of costs, see <u>Exhibit 226-I.</u>	\$434,770	
	(d) <u>Street Trees and Landscaping</u>		
	For breakdown of costs, see <u>Exhibit 226-J.</u>	\$ 58,600	
	(e) <u>Traffic Control System</u>		
	Preliminary cost estimates are based on past experience. See <u>Exhibit 226-K.</u>	\$ 44,000	
	(f) <u>Water System</u>		
	For breakdown of costs, see <u>Exhibit 226-L</u>	\$220,310	

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
9 (cont)	(g) <u>Parks and Playgrounds</u>		
	For breakdown of costs, see <u>Exhibit 226-M.</u>	\$ 71,005	
	(h) <u>Engineering and Inspection</u>		
	Fee @ 7% of above =	\$148,150	
	<u>TOTAL: Item 9 (rounded)</u>		\$2,264,585
10	<u>Disposal, Lease, Retention</u>		
	1445.01 <u>Disposition Appraisals, Boundary</u>		
	<u>Surveys and Maps</u>		
	(1) <u>Reuse Appraisals</u> Only one reuse appraisal		
	was obtained in S & P stage. The second reuse		
	appraisal for all parcels to be sold is estimated		
	to cost:	\$ 6,000	
10	(2) <u>Boundary Surveys</u> Disposition plats based		
	on accurate engineering surveys will be prepared		
	for all 33 disposition parcels and 24 street		
	dedications for filing in City Records, attachment		
	to Disposition Agreements and work with Redevelopers.		
	The estimated cost for said surveys and filing maps		
	is \$5,000.	<u>\$ 5,000</u>	
	1445.01 Total:	\$ 11,000	

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
10 (cont)	1445.02 <u>Commission and Fees</u>  It is not proposed to use brokers for disposition.  1445.02 Total:	-0-	
	1445.03 <u>Sundry Disposition Costs</u>  Sundry costs for filing, recording or disposition agreements and deeds, maps, etc., are estimated @ \$100 per reuse parcel and \$100 for each street dedication. \$80 x 57 = \$5,700.  1445.03 Total:	\$ 4,560	
	<u>TOTAL; Item 10 (rounded)</u>		\$15,600
11	1460.1 <u>Rehabilitation</u>  In accordance with LPA Letter #458, the Agency proposes to provide the PAC with funds to hire an Executive Director and Secretary plus to rent office space and purchase equipment. Estimated cost is \$20,000.  <u>Contracts for Technical Work for Rehabilitation</u>  Rehabilitation of structures is significant in number in the Project Area. (See R-221, Rehabilitation Data.) In order to work out details of structural or architectural changes, more detailed surveys will be required by qualified urban design consultant and staff. Also review of owners' plans		\$20,000

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
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11 (cont) and proposed changes to meet conservation requirements and design concept of the Urban Renewal Plan will involve Urban Design Review and a design consultant. A Contract for professional work involved on an as-needed, as-called-for basis, and using HUD H-621 guide form, will be prepared and submitted to HUD for review and approval. Estimated total fee over two-year period based on hourly rate for principal is: \$8,000.

	1460 Total:	\$ 28,000
	TOTAL: Item 11	\$ 28,000

12 Interest

1420.01 Interest to HUD

No federal direct loans are contemplated, unless private financing interest rates exceed the then current federal loan rate.

-0-

1420.02 Interest to Others

It is contemplated that four Preliminary Loan Note transactions will be required. The estimated amount of each series, time and interest rate is as follows:

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
12 (cont)	\$3,000,000 x 12mos. x 3.5% = \$105,000		
	\$4,000,000 x 12mos. x 3.5% = \$140,000		
	\$3,000,000 x 12mos. x 3.5% = \$105,000		
	\$2,000,000 x 12mos. x 3.5% = \$ 70,000		
	\$1,000,000 x 12mos. x 3.5% = \$ 35,000		
	1420.02 Total:	\$455,000	
	<u>TOTAL: Item 12</u>		\$ 455,000
13	<u>Other Income</u>		
	Due to the large amount of funds needed to execute this Project, even on a staging plan basis, it is anticipated that funds not immediately disbursed to meet commitments will be deposited in investments. Interest accrued is estimated @ \$50,000 per year over a 5-year period.		
	<u>TOTAL: Item 13</u>		(-) \$ 250,000
14	<u>Sub-Total</u>		
	Self-explanatory		\$3,815,300
15	<u>Contingencies</u>		
	Approximately 10% of line 15 (rounded)		\$ 381,000

<u>Line No.</u>	<u>Expenditures Clarification and Acct. No.</u>	<u>Amount</u>	<u>Totals</u>
16	1440.01 <u>Real Estate Purchases</u>  (For a breakdown of estimated acquisition costs, see "Land Acquisition Report", Code R-222.) Real Estate purchases have been based on first acquisition appraisals and computed as noted in Code R-222.		
	<u>TOTAL: Item 16 (rounded)</u>		\$ 9,365,800
17	<u>Project Inspection</u>  This is based on HUD formula.		
	<u>TOTAL: Item 17 (rounded)</u>		\$ 92,800
18	TOTAL PROJECT EXECUTION EXPENDITURES  Self-explanatory		\$13,654,900
19	TOTAL PROJECT EXECUTION EXPENDITURES  (Item 1 of Gross Project Cost)		\$14,118,100
20	1501 <u>Relocation Payments</u>  Based on the provisions of the Housing Act of 1965, as amended, the following 100% reimbursable relocation payments are anticipated. (See HUD-6121.)		
	<u>TOTAL: Item 21</u>		\$ 439,850
21	1502 <u>Rehabilitation Grants</u>  See HUD-6121 for breakdown.		
	1502 Total;	\$44,000	
	<u>TOTAL: Item 21</u>		\$ 44,000

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM  <b>PROJECT EXPENDITURES BUDGET</b>	PROJECT LOCALITY Middletown, Connecticut	
	PROJECT NAME Project No. 2	
	PROJECT NUMBER Conn. R-105	BUDGET NO. 1

**INSTRUCTIONS:** Initial Budget: Submit original and 4 copies in Binder No. 1, and copies in remaining Binder submitted to HUD. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

**DATES OF BUDGET APPROVALS** (Complete for revision only)

Budget No. 1, \_\_\_\_\_, 19\_\_\_\_ Latest Approved Budget (No. \_\_\_\_\_), \_\_\_\_\_, 19\_\_\_\_

LINE NO.	ACTIVITY CLASSIFICATION <sup>1</sup>	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 60 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$	\$	\$ 463,200	\$
<b>PROJECT EXECUTION EXPENDITURES:</b>					
2	Administrative costs (R 1410, R 1475)			650,000	
3	Legal services (R 1415.02, R 1415.03, R 1415.04, R 1415.05)			41,900	
4	Survey and planning (R 1430)			7,500	
5	Acquisition expenses (R 1440.02 through R 1440.06)			80,300	
6a	Temporary operation of acquired property—Profit (-) or Loss (+) (R 1448)			(-) 245,200	
6b	Amount included in Line 6a as real estate tax credits (R 1448.038)	[ ]	[ ]	[ -- ]	[ ]
7	Relocation and Community organization, excluding Relocation Payments (R 1443)			--	
8	Site clearance—Proceeds (-) or Cost (+) (R 1450)			(+) 767,600	
9	Project or site improvements (R 1455)			2,264,600	
10	Disposal, lease, retention costs (R 1455)			15,600	
11	Rehabilitation, excluding Rehabilitation Grants (R 1460)			28,000	
12	Interest (R 1420.013, R 1420.02)			455,000	
13	Other income (-) (R 1449)	(-)		(-) 250,000	(-)

<sup>1</sup> For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 6b.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 60 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
14	Subtotal (sum of Lines 2 through 13, excluding Line 6b)	\$	\$	\$ 3,815,300	\$
15	Contingencies (for Column (c), not to exceed 15% of Line 14)			381,000	
16	Real estate purchases (R 1440.01)			9,365,800	
17	Project inspection (R 1418)			92,800	
18	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 14,15,16, and 17)			13,654,900	
19	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 18)	\$	\$	\$ 14,118,100	\$
20	Relocation Payments 100% reimbursable to LPA (R 1501)	\$	\$	\$ 439,850	\$
21	Rehabilitation Grants 100% reimbursable to LPA (R 1502)	\$	\$	\$ 44,000	\$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

\_\_\_\_\_

*Local Public Agency*

\_\_\_\_\_

*Signature of Authorized Officer*

\_\_\_\_\_

*Title*

\_\_\_\_\_

*Date*

**HUD APPROVAL**

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_

*Date*

\_\_\_\_\_

*Signature*

\_\_\_\_\_

*Title*

## SUPPORTING SCHEDULE

## PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
Street Improvements	\$1,005,790	50/100	\$ 868,920		\$
Sanitary Sewers	478,780	50/100	418,835		
Storm Sewers	452,320	50/100	434,770		
Street Trees	66,775	50/100	58,600		
Traffic Control System	60,000	50/100	44,000		
Water System	256,140	50/100	220,310		
Parks & Playgrounds	71,000	100	71,000		
<b>Subtotal:</b>	<b>2,390,805</b>		<b>2,116,435</b>		
Engineering & Inspection Fee	167,356		148,150		
<b>Total: (Rounded)</b>	<b>\$2,558,161</b>		<b>\$2,264,585</b>		
			(rounded)		
<b>TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST</b>			<b>\$ 2,264,600</b>		<b>\$</b>

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM  <b>DATA SUPPORTING PROJECT EXPENDITURES BUDGET</b>				PROJECT LOCALITY Middletown, Connecticut  PROJECT NAME Project No. 2  PROJECT NUMBER Conn. R-105				
INSTRUCTIONS: Prepare copies in accordance with instructions for HUD-6220.								
Accompanies Form HUD-6220 dated _____, 19____.								
HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)				
1	R 1401; R 1403; R 1404	<b>SURVEY AND PLANNING EXPENDITURES</b>		\$ 463,156				
		Total estimated survey and planning costs other than interest	\$ 436,956					
	R 1420.011; R 1420.012	Interest on Federal advances	26,200					
	R 1420.02	Interest on other borrowed funds	-0-					
<b>LINE 1 TOTAL</b>								
2 3		<b>ADMINISTRATIVE COSTS LEGAL SERVICES</b>						
Entries on these lines of Form HUD-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.								
4		<b>SURVEY AND PLANNING</b>						
Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA or HUD approval for such work in the project execution stage.				7,500				
5		<b>ACQUISITION EXPENSES</b>						
	R 1440.02	Contracts for acquisition appraisals	\$ 20,000	\$ 80,300				
	R 1440.03	Option negotiations & Consultant	5,000					
	R 1440.04	Title Information	14,850					
	R 1440.05	Sundry acquisition costs - Direct Purchase	15,250					
	R 1440.06	Sundry acquisition costs - Condemnation	25,200					
<b>LINE 5 TOTAL</b>								
6a	R 1448.01	<b>TEMPORARY OPERATION OF ACQUIRED PROPERTY</b>			\$ 370,500			
		Gross income from temporary operation						
		CLASS OF LESSEE	NO. OF * PROP. ERTIES	AVERAGE RENTAL			UNIT MOS. OF MGMT.	TOTAL INCOME
		Residential	578	\$ 75			6	\$ 260,100
		Commercial	126	100			8	100,800
		Industrial	4	200			12	9,600
		Institutional						
	* 1 D.U. = 1 Property							

1 For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1,4,5, and 6a.  
 HUD-6121 (1-68) Previous editions obsolete

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION <sup>1</sup>	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL* (b)
6a (Cont'd)		<b>TEMPORARY OPERATION OF ACQUIRED PROPERTY (Cont'd.)</b>		
	R 1448.031; R 1448.032; R 1448.033; R 1448.035	Repairs and normal maintenance; janitorial wages and supplies and watchmen wages; fuel, light, power; sewerage and water rentals	\$ 14,000	
	R 1448.034	Insurance	20,000	
	R 1448.036	Real estate tax payments	88,800	
	R 1448.037	Management contracts	-0-	
	R 1448.038	Charges in lieu of real estate taxes	-0-	
	R 1448.039	Temporary on-site moves	2,500	
		LINE 6a TOTAL (R1448.01 minus other amounts; if income exceeds costs, show as minus amount)		\$(-) 245,200
7		<b>RELOCATION AND COMMUNITY ORGANIZATION, EXCLUDING RELOCATION PAYMENTS</b>		
	R 1443.01	Contracts for relocation planning and execution	\$ -0-	
		Contracts for community organization services	-0-	
	Attach a narrative statement giving the sources and basis of estimates for community organization costs.			
	LINE 7 TOTAL			\$ -0-
8	R 1450	<b>SITE CLEARANCE</b>		
		Contracts for preparation of contract documents & Inspection	\$ 3,700	
		Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	\$763,935	
		Buildings and other structures	(+ ) \$ 253,750	
		Sidewalks and pavements	(+ ) 5,000	
		Capping of utility lines SNET	(+ ) 71,000	
		CL&P	(+ ) 51,500	
		HELCO	(+ ) 382,685	
		(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work	(-) -0-	
		Site clearance work will be performed by <input type="checkbox"/> LPA force account <input checked="" type="checkbox"/> Contract		
	Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.			
	LINE 8 TOTAL			\$ 767,635

<sup>1</sup> For a project on a three-fourths capital grant basis with limited project costs, enter zero on line 6a.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
9		<b>PROJECT IMPROVEMENTS</b>		
	R 1455	Contracts for preparation of contract documents	\$ 148,150	
		Project Improvements (from Form HUD-6220, Supporting Schedule)	2,116,435	
	Attach a narrative statement giving the sources and basis of estimates of project improvements, or referring to such data in the accompanying Project Improvements Report.			
LINE 9 TOTAL				\$2,264,585
10		<b>DISPOSAL, LEASE, RETENTION COSTS</b>		
	R 1445.01	Disposition appraisals, boundary surveys, and maps	\$ 11,000	
	R 1445.02	Commissions and fees	-0-	
	R 1445.03	Sundry disposition costs	4,560	
LINE 10 TOTAL				\$ 15,560
11		<b>REHABILITATION AND CONSERVATION, EXCLUDING REHABILITATION GRANTS</b>		
	R 1460	Contracts for technical and administrative services for rehabilitation and conservation program	\$ 28,000	
	Attach a narrative statement giving the sources and basis of estimates of the above amounts.			
LINE 11 TOTAL				\$ 28,000
12		<b>INTEREST</b>		
Attach a narrative statement giving the sources and basis of estimates of interest costs.				
13		<b>OTHER INCOME</b>		
	R 1449	Source of LPA income other than covered in Line 6a or 8		
		Invest Excess P.E.A. Funds	\$ 250,000	
	LINE 13 TOTAL			
16		<b>REAL ESTATE PURCHASES</b>		
Attach a narrative statement giving a justification for the estimate for real estate purchases, including reference to appraisal reports and breakdown of estimated acquisition cost showing separately estimates for project land and compensation for consequential damage, if any, to real or personal property that is not to be acquired. Also include a schedule showing, on a quarterly basis, the proposed land acquisition activity for each segment of the project.				

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)	
20	R 1501	<b>RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA</b>			
		TYPE OF PAYMENT AND CLASS OF PAYEE	ESTIMATED NUMBER TO RECEIVE PAYMENTS	ESTIMATED AVERAGE AMOUNT	ESTIMATED TOTAL PAYMENTS
		a. TOTAL MOVING EXPENSES AND ACTUAL DIRECT LOSS OF PROPERTY	708		\$ 220,950
		b. Individuals	136	\$ 100	13,600
		c. Families	442	175	77,350
		* d. Business concerns	130	10,000	130,000
		e. TOTAL SETTLEMENT COSTS AND RELATED CHARGES	540		51,400
		f. Individuals	60	\$ 40	2,400
		g. Families	380	50	19,000
		h. Business concerns	100	300	30,000
		i. TOTAL RELOCATION ADJUSTMENT PAYMENTS	160		80,000
		j. Elderly individuals	20	\$ 500	10,000
		k. Families	140	500	70,000
		l. TOTAL SMALL BUSINESS DISPLACEMENT PAYMENTS	35	2,500	87,500
		LINE 20 TOTAL (a + e + i + l)			
		<p>* Has LPA elected to make payments for moving expenses in excess of \$25,000?  <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO</p> <p>If <u>Yes</u>: A. Estimated number of business concerns to receive payment in excess of \$25,000: _____</p> <p>B. Estimated total amount of moving expenses in excess of \$25,000: \$ _____</p> <p>C. Portion of line B amount to be paid with Federal relocation grant and included in line e amount above: \$ _____</p> <p>D. Portion of line B amount to be paid out of nonproject funds: \$ _____</p>			
21	R 1502	<b>REHABILITATION GRANTS 100% REIMBURSABLE TO LPA</b>			
		a. Total number of owner-occupied, one- or two-family residential properties which are to be rehabilitated in accordance with objectives of Urban Renewal Plan	86		
		b. Estimated number of such properties for which a Rehabilitation Grant will be made	22		
		c. Estimated average amount of Rehabilitation Grant	\$ 2,000		
		LINE 21 TOTAL (line b X line c)			
					\$ 44,000

PROJECT COST ESTIMATE AND FINANCING PLAN

(1) Form HUD-6200 is attached hereto.

(2) Narrative Statements in Support of Estimates:

Supporting Schedule 1: Not Applicable.

Supporting Schedule 2: Not Applicable. All site clearance work will be done as an Item 1 expenditure. (See Form HUD-6121, and previous R-226 narrative.)

Supporting Schedule 3:

Not Applicable.

Supporting Schedule 4:

Not Applicable.

Line Other Non-Cash Grants-in-Aid

A-6

Supporting Schedule No. 5:

A) Credit for Low-Rent Elderly Public Housing

The following narrative justification of the Section 107 (b) Credit for Public Housing follows the outline in the Urban Renewal Handbook, RHA 7216.1. The proposed housing site is totally within the Project Area.

All total costs have been rounded to the nearest \$100 for ease of computation.

Cost of Site

(1) Cost of Land. The land to be sold to the Middletown Housing Authority involves the following parcels to be acquired by this Agency at the estimated prices noted. All parcels are entirely within the proposed

housing site, with the exception of Block 16, Parcel 9 which is prorated at 50% value. For this submission, we are using the first acquisition appraisal price in arriving at the estimated acquisition cost. Actual land costs will depend on approved values and the acquisition costs at a later date.

<u>Block &amp; Parcel No.</u>	<u>Estimated Acquisition Cost</u>
16-8	\$ 22,500
16-9	21,750
16-10	22,500
16-11	58,200
16-12	105,000
16-13	57,000
16-14	42,000
16-15	106,000
16-16	14,000
16-17 & 18	<u>68,500</u>
TOTAL:	\$517,450

- (2) Cost of Clearance . The cost of site clearance and demolition within the proposed housing site has been estimated at \$22,300 by the City Engineer. See Exhibit 226-E.

TOTAL: \$ 22,300

- (3) Cost of Project Improvements . The only project improvements submitted as eligible in connection with low-rent elderly housing site are the improvements to Broad, William, and Main Streets

which will take place only adjacent to the housing project site. Computed on a per street basis, the improvements to these streets, including storm and sanitary sewers, immediately adjacent to and serving the housing site are estimated as follows:

<u>Street</u>	<u>Length</u>	<u>Cost of Pavement, Curb, Sidewalk &amp; Trees</u>	<u>% Elig.</u>	<u>Eligible Cost</u>
Main Street	150'	\$10,050	50%	\$ 5,025
William Street	530'	32,770	50%	16,385
Broad Street	280'	10,310	50%	<u>5,155</u>
<u>Streets Total:</u>				\$26,565

<u>Street</u>	<u>Cost of Sanitary Sewers</u>	<u>Cost of Storm Drainage</u>	<u>% Elig.</u>	<u>Eligible Cost</u>
Main Street	\$2,250	\$,1,800	50%	\$ 2,025
William Street	9,540	11,660	50%	10,600
Broad Street	4,200	3,360	50%	<u>3,780</u>
<u>Sewers Total:</u>				\$16,405

Total Eligible Site Improvements: 42,970

7% Engineering design and inspection: 3,008

Total Project Improvement Costs: \$46,000  
(rounded)

- (4) Administrative, Interest and Other Project Costs. All other Item 1 project costs, other than those included above, have been prorated on a land area basis. These costs are based on the Project Expenditures Budget submitted herewith with this Application.

The total land area involved in the low-rent project site is 2.2 acres. The total amount of land in the project area is 125.18 acres. Thus the housing site is .019% of the total area.

$$.019\% \times \$2,215,300 = \$42,090 \text{ (rounded)} = \$42,100$$

(5) Summary. The total amount of Section 107 non-cash credit claimed now is:

a. Cost of land	\$517,450
b. Cost of Clearance	22,300
c. Cost of Project Improvements	46,000
d. Administrative, Item 1 Costs	42,100
TOTAL COST attributable to Elderly Low-Rent Housing Site:	
	627,850
(-) Sale Price of Housing Site:	<u>47,500</u>
Excess Cost:	\$580,350
Total Claimed $(33\frac{1}{3}\%) \times \$580,350 = \$193,300$	
TOTAL:	\$193,300

B) Credit for Section 112 Expenditures donated by Wesleyan University

Inasmuch as the documentation in support of this credit is somewhat ponderous, reference is made to Exhibit 226-N. Please note that the amount claimed at this time is substantially below the actual credit allowable. This is because the LPA intends to claim at this time only the amount necessary to finance the local share of the net project cost.

Total eligible amount: \$2,644,154

Total amount claimed at this time: \$1,657,400

Also note that the \$1,657,400 amount claimed is considered part of the \$1,764,154 which represents actual expenditures made by Wesleyan University since June 14, 1962 to October 23, 1967.

(See Exhibit 226-N.)

(3) Data in Support of Sharing Net Project Cost and Source of Funds

(See HUD-6200 Lines A-14 through A-26, and Section B.)

Lines A-14 through A-19

Not Applicable.

(a) Description of Arrangements to Provide Local Grants-in-Aid

The 1/4 local share is to be provided as follows:

- ((1)) State of Connecticut (DCA). Under present State law and DCA procedures, all State funds, not now under Contract, are available under Public Act 522. The DCA will not enter into an Assistance Agreement (Contract) for the State share of funds until after they receive "evidence of approval by HUD of Part II of the Application for Loan and Grant". This evidence shall include copies of the approved Project Cost Estimate and Financing Plan and the approved Project Expenditures Budget. In view of these DCA procedures, a firm commitment or contract cannot be made under PA 522 until after Part II approval.

((2)) Non-Cash Donors. The LPA has worked in close cooperation with the Middletown Housing Authority and Wesleyan University relative to the provision of local grants-in-aid. City non-cash grants-in-aid will be provided through Section 107 (b) and Section 112 non-cash credits. See 2(a) and 2 (b) above.

(b) Evidence that Funds will be Available when Needed

((1)) State Funds. See Item (a) ((1)) above. Attached as Exhibit R-226-P is a letter from the DCA relative to the provision of State aid under PA 522.

((2)) Non-Cash Credits.

See Exhibits 226-N and 226-O.

(c) Statement of Purposes for Which Cash Grants-in-Aid are Earmarked

The funds shown on line B-2 are to be used as the City of Middletown's cash grant.

(d) Source of Non-Federal Funds to be Borrowed Without Pledge of Contract  
Loan Rights

Not Applicable. None contemplated.

(e) Proposed Cooperation Agreements

See Exhibits 226-N and 226-O for non-cash credits. Furthermore, it is noted that under present procedures the DCA will not enter into an Assistance Agreement until after an HUD approved Part II.

(f) Certification by Donors

See Exhibit 226-N.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
URBAN RENEWAL PROGRAM

**PROJECT COST ESTIMATE AND FINANCING PLAN**

PROJECT LOCALITY  
**Middletown, Connecticut**

PROJECT NAME  
**Project No. 2**

PROJECT NUMBER  
**Conn. R-105**

*INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, 5, 6, and 7.*

**SUBMISSION** (Check and complete the description which applies)

ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

DATED DEC 12 1968, 19\_\_

SUBMITTED BY LPA ON \_\_\_\_\_, 19\_\_

ACCEPTED BY HUD ON \_\_\_\_\_, 19\_\_

**SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS**

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
<b>ITEM 1 OF GROSS PROJECT COST:</b>				
A-1	TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 19)	\$14,118,100	\$	\$
<b>ITEM 2 OF GROSS PROJECT COST (Noncash Local Grants-in-Aid):</b>				
A-2	Cash value of land donations (from Supporting Schedule 1)	--		
A-3	Demolition and removal work (from Supporting Schedule 2)	--		
A-4	Project or site improvements (from Supporting Schedule 3)	--		
A-5	Public or supporting facilities (from Supporting Schedule 4)	--		
A-6	Other noncash local grants-in-aid (from Supporting Schedule 5)	1,850,700		
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID (sum of lines A-2 through A-6)	\$ 1,850,700	\$	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line A-1 plus A-7)	\$15,968,800	\$	\$
<b>PROCEEDS FROM PROJECT LAND:</b>				
A-9	Sale price of project land to be sold	\$ 1,176,100	\$	\$
A-10	Capital value imputed to project land to be leased	--		
A-11	Capital value of project land to be retained by LPA	--		
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines A-9, A-10, and A-11)	\$14,792,700	\$	\$
A-13	NET PROJECT COST (line A-8 minus A-12)	\$14,792,700	\$	\$
<b>SHARING OF NET PROJECT COST:</b>				
A-14	Net Project Cost of this project (from line A-13)	\$14,792,700	\$	\$
A-15	Net Project Cost of other projects (if any) pooled with this project (from Supporting Schedule 6)	--		
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line A-14 plus A-15)	--		
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	3,698,175		
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	--		
A-19	(Equals) Minimum local grants-in-aid required for this project (line A-17 minus A-18)	\$ 3,698,175	\$	\$

**SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)**

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[X] INITIAL ESTIMATE OR [ ] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Noncash local grants-in-aid (from line A-7)	\$ 1,850,700	\$	\$
A-21	Cash local grants-in-aid	1,847,475		
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line A-20 plus A-21) (must be not less than A-19)	\$ 3,698,175	\$	\$
A-23	PROJECT CAPITAL GRANT (line A-14 minus A-22)	\$11,094,525	\$	\$
A-24	RELOCATION GRANT (from Form HUD-6220, line 20)	\$ 439,850	\$	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 21)	\$ 44,000	\$	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines A-23, A-24, and A-25)	\$11,578,375	\$	\$

**SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS**

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[X] INITIAL ESTIMATE OR [ ] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-24, and A-25)	\$14,601,950	\$	\$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT		
B-2	DCA PA522	Feb. 1970	\$ 1,847,475	\$
B-3				
B-4				
B-5	Real estate tax credits (from Form HUD-6220, line 6b)		-0-	
B-6	Total cash local grants-in-aid (sum of lines B-2 through B-5)	\$ 1,847,475	\$	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below	\$ -0-	\$	\$
B-8	Subtotal (line B-6 plus B-7)	\$ 1,847,475	\$	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line B-1 minus B-8)	\$12,754,475	\$	\$

**SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN**

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
C-1	TOTAL PROCEEDS FROM PROJECT LAND (from line A-12)	\$ 1,176,100	\$	\$
C-2	Project capital grant (from line A-23)	11,094,525		
C-3	Relocation Grant (from line A-24)	439,850		
C-4	Rehabilitation Grant (from line A-25)	44,000		
C-5	TOTAL (sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)	\$ 12,754,475	\$	\$

Acceptance of the estimates submitted is hereby requested.

\_\_\_\_\_ Date \_\_\_\_\_ Signature of Authorized Officer

\_\_\_\_\_ Local Public Agency \_\_\_\_\_ Title

**ACCEPTANCE**

The estimates are accepted as indicated in the appropriate column.

\_\_\_\_\_ Date \_\_\_\_\_ Signature

\_\_\_\_\_ Title

**SUPPORTING SCHEDULES**

**SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)**

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD
			ESTIMATED CASH VALUE ACCEPTED BY HUD (d)
N/A		\$	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

**SCHEDULE 2. DEMOLITION AND REMOVAL WORK — NONCASH LOCAL GRANTS-IN-AID**  
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD
			ESTIMATED NET COST ACCEPTED BY HUD (d)
N/A		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

**SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID**

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT <sup>1</sup>		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
N/A		\$		\$		\$

<sup>1</sup> If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

**SUPPORTING SCHEDULES (Continued)**

**SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)**

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT <sup>1</sup>		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
N/A		\$		\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$		\$

**SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES**

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT <sup>1</sup>		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
N/A		\$		\$		\$
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$		\$

<sup>1</sup> If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

**SUPPORTING SCHEDULES (Continued)**

**SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (Including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing)**

IDENTIFICATION  (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	NAME OF PROVIDING ENTITY  (b)	ESTIMATE SUBMITTED BY LPA  (c)	ESTIMATE ACCEPTED BY HUD  (d)
Section 112 Credits (See Exhibit 226-N)	Wesleyan University	\$ 1,657,400	\$
Section 107 (b) Credits (See Narrative attached)	Middletown Housing Authority	193,300	
<b>TOTAL (Enter on line A-6)</b>		<b>\$ 1,850,700</b>	<b>\$</b>

**SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-6200, line A-13, for the following projects:)**

PROJECT NUMBER (Enter each project number)  (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	DATE APPROVED BY HUD  (b)	ESTIMATE SUBMITTED BY LPA  (c)	ESTIMATE ACCEPTED BY HUD  (d)
N/A		\$	\$
<b>TOTAL (Enter on line A-15)</b>		<b>\$</b>	<b>\$</b>

JOHN C. O'BRIEN  
DIRECTOR OF PUBLIC WORKS  
NICHOLAS S. MISENTI  
DEPUTY DIRECTOR



PUBLIC WORKS COMMISSION  
ANTHONY S. MARINO, CHAIRMAN  
JEROME M. LEVIN  
JESSE J. SALAFIA  
NORMAN J. DANIELS  
ANTHONY BONA

DEPARTMENT OF PUBLIC WORKS  
CITY OF MIDDLETOWN, CONNECTICUT

DIVISION

October 31, 1968

Mr. Joseph A. Haze  
Executive Director  
Redevelopment Agency  
City of Middletown  
Connecticut

Dear Joe:

The demolition cost estimate listed below for Project Conn. R-105 has been reviewed in comparison to other demolition work being done in the area for buildings of similar construction and size.

In addition, a contractor specializing in demolition, provided an estimate based on visual inspection of the project area.

It is my opinion that the estimates listed below are reasonable for budget purposes.

Block 15	\$33,000
" 18	16,000
" 19	13,000
" 95	6,500
" 20 & 21	17,000
" 16	28,000
" 17	17,000
" 77	6,500
" 78	22,000
" 79	40,000
" 76	7,000
" 91	7,000
" 92	20,000
" 93	15,000
" 96	5,000
" 75	750

Total Demolition \$253,750

Very truly yours,

A handwritten signature in dark ink, appearing to read "John C. O'Brien".

John C. O'Brien  
Director of Public Works

EXHIBIT 226-A

EXHIBIT 226-B

Breakdown of Demolition of Buildings by Major Structures & Type of Construction

<u>Block No.</u>	<u>No. of Buildings</u>	<u>Type of Construction</u>
10	1	Brick
15	16	Brick
	3	Wood Frame and Brick
	21	Wood Frame
	1	Steel and Glass
16	12	Brick
	2	Wood Frame and Brick
	8	Wood Frame
17	2	Brick
	1	Wood Frame and Brick
	7	Wood Frame
	2	Concrete Block and Brick
	3	Concrete Block
18	9	Brick
	2	Concrete Block
	1	Steel and Glass
	8	Wood Frame

<u>Block No.</u>	<u>No. of Buildings</u>	<u>Type of Construction</u>
19	1	Concrete Block and Brick
	2	Concrete Block
	8	Wood Frame
20	2	Brick
	2	Wood Frame and Brick
	1	Concrete Block
	15	Wood Frame
21	9	Wood Frame
75	1	Wood Frame
76	2	Brick
	7	Wood Frame
77	2	Concrete Block and Brick
	11	Wood Frame
78	4	Brick
	11	Wood Frame
79	1	Brick
80	3	Wood Frame

<u>Block No.</u>	<u>No. of Buildings</u>	<u>Type of Construction</u>
91	2	Brick
	10	Wood Frame
92	2	Brick
	1	Wood Frame and Brick
	10	Wood Frame
93	2	Brick
	1	Concrete Block
	18	Wood Frame
95	1	Brick
	2	Concrete Block
	12	Wood Frame
96	8	Wood Frame
Totals:	168	Wood Frame
	9	Wood Frame and Brick
	56	Brick
	5	Concrete Block and Brick
	11	Concrete Block
	<u>2</u>	Steel and Glass
	Totals:	251

NOTE: Above information obtained from land use surveys. Auxiliary structures not included.

# THE HARTFORD ELECTRIC LIGHT COMPANY

209 COURT STREET

MIDDLETOWN, CONNECTICUT

## TELEPHONE

MIDDLETOWN  
203-346-7711

July 1, 1968

## MAILING ADDRESS

P. O. BOX 291  
MIDDLETOWN, CONN. 06457

Mr. Joseph A. Haze  
Director of Redevelopment  
City of Middletown  
Municipal Building  
Dekoven Drive  
Middletown, Connecticut 06457

RE: MIDDLETOWN URBAN RENEWAL  
PROJECT NO. 2 - CONNECTICUT R-105

Dear Mr. Haze:

We are pleased to submit the following preliminary cost information which you requested in your letter of April 26, 1968, regarding the above PROJECT.

On the enclosed print of sketch No. SKCAS060368, we have separated the renewal area into two areas and have identified them as AREA NO. 1 and AREA NO. 2.

This separation has been made because we feel the estimated revenue from AREA NO. 1, based on the proposed land use and possible new loads, will justify the cost of relocating our facilities from overhead to underground. However, in AREA NO. 2 the possible new load will not generate a sufficient amount of additional revenue to justify the cost of relocating from overhead to underground.

The total estimated cost of relocation from OH to UG in AREA NO. 1 is approximately \$714,000. Fifty per cent of this amount, or \$357,000, would be the HBLCO. equitable share, and \$357,000 would be the equitable share to be borne by the Middletown Redevelopment Agency.

EXHIBIT 226-C

Mr. Joseph A. Haze  
Director of Redevelopment  
City of Middletown

-2-

July 1, 1968

The total estimated cost of relocation from OH to UG in AREA NO. 2 is approximately \$438,000 of which 100% would be the Redevelopment Agency's equitable share. Thus the Redevelopment Agency's total cost of the entire area would be \$795,000.

In addition to the above estimates, there would be the cost of changing the service entrance at each existing building whose service is to be placed underground. This work must be done by a licensed electrical contractor on equipment not owned by HELCO., and we would expect the Redevelopment Agency to arrange for this work individually with each property owner, and to assume all costs. In AREA NO. 1 there are 180 such services, and in AREA NO. 2 there are 145 such services.

Included in our estimates are the costs of converting services to approximately 50 buildings which appear to be outside the indicated limits of the RENEWAL AREA. This would result from the OH to UG conversion of our facilities serving the streets on which these buildings are located.

Because of the high overall cost involved in converting the entire area to underground, we recommend that the Redevelopment Agency consider leaving AREA NO. 2 overhead. We would further suggest, for streets such as South Main Street from Crescent Street to Loveland Street, that our facilities be installed UG only for service to new buildings, with the OH facilities serving the existing buildings to remain in place. This would result in some additional savings to the Redevelopment Agency.

Mr. Joseph A. Haze  
Director of Redevelopment  
City of Middletown

-3-

July 1, 1968

Relighting AREA NO. 1, in accordance with the I.B.S. code recommendations, will require the removal of approximately 98 incandescent street light luminaires and the installation of approximately 176 mercury luminaires. These changes will result in an estimated increase in the annual street lighting charges to the City of Middletown of \$5,020.

All costs resulting from the conversion of existing street lights from OH to UG fed system are included in the total estimated cost of converting AREA NO. 1 and AREA NO. 2.

Attached is a summary of the estimated costs.

All the information contained in this letter should be considered preliminary for budget and discussion purposes only.

Please advise us of the City's decision regarding AREA NO. 2 so that firm plans and estimates can be prepared.

If we can be of further assistance, please feel free to contact us at any time.

Sincerely yours,

THE HARTFORD ELECTRIC LIGHT COMPANY

  
Richard R. Carella  
Manager

SAZ

Attachment

cc: Messrs. B. L. Johnson  
J. A. Cooney  
M. C. Odman  
W. O. Prolle/W. Richards  
J. R. Judson  
F. J. McCarthy

July 1, 1968

MIDDLETOWN URBAN RENEWAL  
PROJECT NO. 2 - CONNECTICUT R-105

	<u>AREA NO. 1</u>	<u>AREA NO. 2</u>		<u>TOTAL</u>	
	<u>UNDERGROUND</u>	<u>OVERHEAD</u>	<u>UNDERGROUND</u>	<u>AREA NO. 1 UNDERGROUND</u>	<u>AREA NO. 2 UNDERGROUND</u>
Relocation of distribution plant and street lighting feeds	\$714,000	-0-	\$438,000	\$714,000	\$1,152,000
HELCO equitable share	\$357,000	-0-	-0-	\$357,000	\$ 357,000
Redevelopment equitable share	\$357,000	-0-	\$438,000	\$357,000	\$ 795,000
Estimated cost to Redevelopment for ornamental steel poles	\$ 33,775	-0-	\$ 13,300	\$ 33,775	\$ 47,075
Increase in annual street lighting charges to the City of Middletown	\$ 5,020	\$2,070	\$ 2,820	\$ 7,090	\$ 7,840

COST TO REDEVELOPMENT AGENCY:

\* AREA NO. 1 UNDERGROUND AND AREA NO. 2 OVERHEAD ..... \$390,775

\* AREA NO. 1 UNDERGROUND AND AREA NO. 2 UNDERGROUND ..... \$842,075

\*These costs include ornamental steel poles.



R. & M. ASSOC.

The Connecticut

LIGHT & POWER Co.



P. O. BOX 953

MERIDEN, CONNECTICUT 06450

C. L. STOWELL  
DISTRICT MANAGER

May 29, 1968

Redevelopment Agency  
City of Middletown  
Municipal Building  
Middletown, Connecticut

Attention: Mr. Joseph A. Haze, Director  
of Redevelopment

Dear Mr. Haze:

In reply to your letter of April 26, 1968 regarding estimates for budget purposes for the relocation of our facilities in the Conn. R-105 Project area, we submit the following plans and estimates.

Scheme #1

Our gas facilities to remain in place with easements from Redevelopment Agency to cover gas mains in streets that are to be abandoned or relocated except Ackley Place, William Place, Hotchkiss Street and a section of main on Sumner Street which will be abandoned.

1. Cost to abandon gas main	=	\$2,000
2. Cost to remove 236 gas services	=	31,000
Total	=	\$33,000

Scheme #2

All gas facilities at CL&P Company plant on Sumner Street to remain with easements from Redevelopment Agency. Abandon gas mains on streets to be abandoned or relocated. Install new gas main to replace system loops, and on relocated streets.

1. Cost to install new gas main	=	\$46,000
2. Cost to abandon gas mains	=	5,500
3. Cost to remove 236 gas services	=	31,000
Total	=	\$82,500

Scheme #3

All gas facilities to remain in place with easements from Redevelopment Agency; however, gas main on Hamelin Street, William Street and Court Street to be replaced in casings, with gas main on Ackley Place, William Place, Hotchkiss Street and a section of main on Sumner Street to be abandoned

1. Cost to install new gas mains	=	\$25,000
2. Cost to abandon gas main	=	3,500
3. Cost to remove 236 gas services	=	31,000
Total	=	\$59,500

-Continued-

EXHIBIT 226-D

Redevelopment Agency

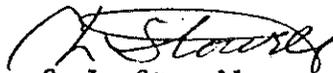
- 2 -

May 29, 1968

The above estimates are preliminary, and as such, are subject to changes.

Firm estimates will be prepared, and submitted to the Redevelopment Agency for agreement purposes upon receipt of final plans of this project area.

Very truly yours,



C. L. Stowell  
District Manager

JLG/emb

JOHN C. O'BRIEN  
DIRECTOR OF PUBLIC WORKS  
NICHOLAS S. MISENTI  
DEPUTY DIRECTOR



PUBLIC WORKS COMMISSION  
ANTHONY S. MARINO, CHAIRMAN  
JEROME M. LEVIN  
JESSE J. SALAFIA  
NORMAN J. DANIELS  
ANTHONY SBONA

DEPARTMENT OF PUBLIC WORKS  
CITY OF MIDDLETOWN, CONNECTICUT

DIVISION

June 12, 1968

Mr. Joseph A. Haze  
Director  
Redevelopment Agency  
City of Middletown  
Connecticut

Dear Joe:

The demolition cost estimate listed below for the Early Land Acquisition Area proposed for elderly housing has been reviewed in comparison to recent demolition work being done in the area for buildings of similar construction and size.

In addition a verbal estimate was received from a contractor specializing in demolition.

It is my opinion that the estimates listed below are reasonable for budget purposes:

Block 16	Parcel 15	Bldg. 1	2 Story Brick	\$3,000
		Bldg. 2	1 Story Frame	500
		Bldg. 3	1 Story Frame	500
	Parcel 16	1	2 Story Frame	1,000
	Parcel 17	1	Heavy Brick Concrete	4,800
	Parcel 18		Open Lot	0
	Parcel 14		2 Story Brick	2,000
	Parcel 11 a		1 Story Brick	1,500
			2 Story Frame	
	Parcel 11 b		2 Story Frame	1,500
	Parcel 8		2 Story Frame	1,500
	Parcel 10		2 Story Frame	1,500
Block 16	Parcel 12	Part 1 story-Part 2 story	brick	2,000
	Parcel 13	Part 1 story-Part 2 story	brick	2,500
				<hr/>
			Total	\$ 22,300

In additional \$200 is considered reasonable for contract preparation.

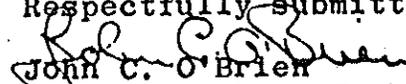
Respectfully submitted,  
  
John C. O'Brien  
Director of Public Works

EXHIBIT 226-E

SUBJECT: INSTALLATION AND RELOCATION OF TELEPHONE FACILITIES  
URBAN RENEWAL - PROJECT #2 - CONNR-105

THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY

Meriden, Connecticut  
September 19, 1968

Mr. Joseph A. Haze  
Director of Redevelopment  
City of Middletown  
Municipal Building  
Middletown, Connecticut

Dear Sir:

In reference to the above noted redevelopment we have developed estimated cost figures for various plans of telephone plant rearrangements as follows:

Plan #1:

To place underground conduit and underground cable on all streets presently serviced aerially and remove existing plant no longer required (aerial to underground area 1 & 2) equitable share of cost \$114,000.

Plan #2:

To relocate and rearrange existing aerial facilities as required by street closing or eliminations. (Aerial to aerial #1 & #2) equitable share of cost is \$15,700.

Plan #3:

To place underground conduit and underground cable on streets presently serviced aerially in area #1 and relocate existing plant as required in area #2 (aerial to underground area #1; aerial in aerial area #2) equitable share of cost is \$71,000.

It should be noted that these costs are tentative and are based solely on the projects boundary map. It has been assumed that existing underground facilities will not have to be relocated in any way. Additional rearrangements may be necessary as a result of a more detail study of the approved plans for the project.

Enclosed you will find a sketch color coded to indicate plans #1, 2 & 3.

Very truly yours,

*W. Howard*  
District Plant Engineer

LJF/rdc  
Enclosure

EXHIBIT 226-F

Middletown, Connecticut  
 Conn. R-105

EXHIBIT 226-J

COST ESTIMATE - STREET TREES AND LANDSCAPING

	<u>Total Cost</u>	<u>% Allocated to Project</u>	<u>Project Cost</u>	<u>Cost Not Allocated To Project</u>
High Street 38 trees @ \$75	\$2850	50	\$1425	\$1425
Hotchkiss Street 18 trees @ \$75	1350	100	1350	--
Hamlin Street 18 trees @ \$75	1350	100	1350	--
Pearl Street 30 trees @ \$75	2250	100	2250	--
20 trees @ \$75	1500	50	750	750
South Main Street 47 trees @ \$75	3525	100	3525	--
Broad Street 40 trees @ \$75	3000	100	3000	--
48 trees @ \$75	3600	50	1800	1800
Main Street 41 trees @ \$75	3075	100	3075	--
Sumner Street 27 trees @ \$75	2025	100	2025	--
DeKoven Drive 38 trees @ \$75	2850	100	2850	--
Court Street 12 trees @ \$75	900	50	450	450
12 trees @ \$75	900	100	900	--
Loveland Street 41 trees @ \$75	3075	50	1537	1537
College Street 43 trees @ \$75	3225	100	3225	--
29 trees @ \$75	2175	50	1087	1087

	<u>Total Cost</u>	<u>% Allocated to Project</u>	<u>Project Cost</u>	<u>Cost Not Allocated To Project</u>
William Street				
4 trees @ \$75	\$ 300	50	150	150
57 trees @ \$75	4275	100	4275	--
Church Street				
59 trees @ \$75	4425	100	4425	--
Union Street				
50 trees @ \$75	4500	100	4500	--
Goodyear Ave.	675	100	675	--
Hubbard Street				
40 trees @ \$75	3000	100	3000	--
Pleasant Street				
26 trees @ \$75	1950	50	975	975
Subtotal	\$56,775		\$48,600	\$8,175
Miscellaneous Landscaping	10,000	100	58,600	
Total	\$66,775		58,600	

Middletown, Connecticut  
Conn. R-105

EXHIBIT 226-K

COST ESTIMATE - TRAFFIC CONTROL SYSTEM

<u>Intersection*</u>	<u>Total Cost</u>	<u>% Allocation to Project</u>	<u>Project Cost</u>	<u>Cost Not Allocated To Project</u>
Broad Street-College Street	\$10,000	75	\$ 7,500	\$ 2,500
Main Street-College Street	10,000	50	5,000	5,000
Main Street-William Street	10,000	100	10,000	--
Main Street-Union Street	10,000	62.5	6,250	3,750
Broad Street-Church Street	10,000	100	10,000	--
South Main Street-Route 17	10,000	50	5,000	5,000
Subtotal	\$60,000		\$43,750	\$16,250
			Say \$44,000	

\* Complete traffic signalization including traffic signal, control box, standard, conduit, and cable.

Middletown, Connecticut  
Conn. R-105

EXHIBIT 226-M

COST ESTIMATE - PUBLIC PARKS

<u>Disposition Parcel</u>	<u>Total Cost</u>	<u>% Allocated to Project</u>	<u>Project Cost</u>	<u>Cost Not Allocated to Project</u>
E-1 and E-2 84,270 sq. ft. @ .10	\$ 8,427	100	\$ 8,427	--
E-3 and E-4 52,500 sq. ft. @ .50	26,250	100	26,250	--
E-5 72,248 sq. ft. @ .50	<u>36,124</u>	100	<u>36,124</u>	--
	70,791		70,791	--
			Say 71,000	

NARRATIVE IN SUPPORT OF  
SECTION 112 CREDIT APPLICATION  
URBAN RENEWAL PROJECT NUMBER 2 - CONN. R-105  
CITY OF MIDDLETOWN - CONNECTICUT

EXHIBIT 226-N

LIST OF EXHIBITS

112-A	City Council Resolution
112-B	List of Current Section 112 Credits
112-C	List of Future Section 112 Credits
112-D	Summary List of all Section 112 Credits
112-E	Certificate of Incorporation
112-F	Certificate of Tax Exemption
112-G	Certification of Expenditures by the Redevelopment Agency
112-H	President's letter re deteriorating area and stable size
112-I	Certification that expenditures are made after January 1, 1962
112-J	President's letter detailing estimate of future acquisitions
112-K	Agreement of Cooperation
112-L	Text of Proposed Notice of Public Hearing re: development plan
112-M	Evidence that area was blighted or deteriorating
112-N	Development Plan and letter from President of Wesleyan re: development plan

LIST OF MAPS

112-1	Map of Wesleyan Properties
112-2	Map of Section 112 Credits
112-3	Development Plan

DEVELOPMENT OF WESLEYAN UNIVERSITY AND THE MIDDLETOWN URBAN RENEWAL  
PROJECT NUMBER 2 - Conn. R-105, Middletown, Connecticut

The following is a statement intended to indicate compliance with Urban Renewal requirements contained in RHA 7216.1, of the Urban Renewal Handbook.

Limitations and Conditions.

Credits are claimed for expenditures in connection with the development of Wesleyan University whose properties are located in, adjacent to, and in the immediate vicinity of subject project area. The areas outside the project area itself qualify for inclusion in the gross project costs as an eligible non-cash credit in accordance with Section 112 of the Housing Act of 1949, as amended, because more than 50% of the project area can be enclosed by a line which is no more than one mile from the boundaries of Wesleyan University.

A resolution, by the City Council of the City of Middletown is attached hereto, determining that the undertaking of the project will promote the public welfare and proper development of the community by providing, through the redevelopment of the area in accordance with the Urban Renewal Plan, a cohesive neighborhood environment compatible with the function and needs of Wesleyan University. (See Exhibit 112-A).

Expenditures of the Educational Institution.

Credit is allowable in the amount of \$2,644,154. for the purchase of real estate, demolition of structures thereon and planned future acquisitions for the purpose of expansion of Wesleyan University. (See listing of properties purchased and

demolished as shown on Exhibit 112-B and Map 112-2 and planned future acquisitions as shown on Exhibit 112-C and Map 112-2).

Several structures currently owned by Wesleyan and expected to be acquired by Wesleyan have not been demolished yet, and their demolition costs have not been determined. Additional 112 credits will be claimed when the University receives bids and the demolition costs are known. Actual credit now requested is \$1,657,400.

#### Eligible Donor and Timing of Expenditures.

The properties have been or are planned to be acquired by Wesleyan University. Copies of the Certificate of Incorporation and Tax Exemption for the University are attached as Exhibits 112-E and 112-F. It is estimated that the United States of America and the City of Middletown will enter into a Contract for Loan and Capital Grant for Middletown Urban Renewal Project Number 2 by December, 1969. Current credit is claimed for a portion of the acquisition and demolition of properties purchased and demolished after January 1, 1962, (i.e. within the "7-year prior" limitations). The remaining portion of those expenditures and for property yet to be acquired and demolished during the life of the project will be claimed at a later date.

#### Expenditures for Land Acquisition.

Credit is claimed for actual and anticipated direct purchase of real property. All parcels are "within", "adjacent to", or "in the immediate vicinity" of the project area, i.e. within one mile of the nearest project boundary (See Map. Exhibit 112-2).

#### Expenditures for Demolition.

Credit is claimed for the actual net cost of demolition of property as per Exhibits 112-B and D. As stated above, several structures have not been demolished, or acquired and demolished yet. Additional credit will be claimed as these structures are acquired and demolished before the final "close-out" of the Middletown Urban Renewal Project Number 2.

Expenditures for Relocation.

Not applicable.

Certification of Expenditures.

A certification by the Redevelopment Agency that expenditures made by Wesleyan University are within allowable categories is attached hereto (See Exhibit 112-G.).

Development Plans.

1. The land in question is within an area covered by Wesleyan's development plan (See attached Map 112-3).
2. A letter is attached (See Exhibit 112-H signed by the President of Wesleyan) stating that:
  - a. The land for which credit is claimed is in a deteriorating area; and
  - b. The land for which credit is claimed, together with the Wesleyan campus (prior to the addition) is of sufficient size to constitute a stable area.
3. The development plan shows the use and/or planned reuse of all parcels for which credit is claimed. (See attached Map 112-3).
4. The development plan will eliminate blight and deterioration existing in the area covered by the plan as well as prevent the occurrence of blight and deterioration, and will result in conditions that will be compatible with the plan for the Urban Renewal Project.
5. The public hearing on the development plan will be held jointly with the public hearing on the Urban Renewal Plan and evidence of such hearing and approval by the Common Council will be submitted with the Part II Application.

Acceptance of Development Plan.

1. Evidence of Planning Commission acceptance of the Development Plan will be submitted with the Part II.
2. The Development Plan shows the following:
  - a. Land uses (Map No. 112-3).
  - b. The extent to which public streets are involved (Map No. 112-3).
  - c. Zoning changes are not required.
  - d. Land acquisitions (Map No. 112-2).
  - e. Housing to be provided by Wesleyan, other than dormitories, will consist of faculty housing.
  - f. Off-street parking facilities provided by donor are on the section 112 land (See Map No. 112-3).
  - g. Wesleyan contemplates purchase of additional land in order to further implement its development Plan (See Map No. 112-2).

All land has been or will be converted into facilities related to the functions of an educational institution. These uses include the following:

1. Academic and instructional facilities
2. Physical education facilities, indoors and outdoors
3. Student housing in dormitories and fraternities
4. Student activities such as a student center
5. Faculty housing, single and multi-family occupancy
6. Off-street parking facilities.

Information required by the U.S. Department of Housing and Urban Development.

1. Local Governing Body determinations have been made in accordance with Section 7215 of the Urban Renewal Handbook (Exhibit 112-A).
2. Wesleyan University has been accredited by the State of Connecticut and the Federal Government of the United States.

Substantiating documentation is comprised of the following:

- a. Certified copy of the Articles of Incorporation of the university  
(See Exhibit 112-3).
- b. Certified copy of Tax Exemption Certificate (Exhibit 112-F).
3. a. All properties for which credit is claimed are identified on Map 112-2, "Section 112 Credit".  
b. The donor has made certification that certain expenditures were made subsequent to January 1, 1962, and that other estimated costs are reasonable. (Exhibits 112-I and J.)
4. a. All properties for which credit is claimed are identified on Map 112-2, "Section 112 Credit".  
b. Letter from President of Wesleyan University enumerating details of funds allocated to cover cost of acquisition of buildings proposed to be acquired and the demolition of structures remaining to be cleared.  
(See Exhibit 112-J.)  
c. Agreement of Cooperation between the Middletown Redevelopment Agency and Wesleyan University (Exhibit 112-K).
5. a. Local approval of the Wesleyan University Development Plan documents will be submitted with the Part II Application.

- b. Information on the public hearing with respect to the development plan will be submitted with the Part II Application. The text of the proposed notice of such hearing is submitted as Exhibit 112-L.
- c. Evidence that the area covered was blighted or deteriorating is shown in Exhibit 112-M.

THIS RESOLUTION OF THE COMMON COUNCIL  
OF THE CITY OF MIDDLETOWN, CONNECTICUT  
WAS ADOPTED APRIL 26, 1966

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN, CONNECTICUT CONCERNING THE UTILIZATION OF NON-CASH GRANTS-IN-AID UNDER SECTION 112 OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED

WHEREAS, the Redevelopment Agency for the City of Middletown has filed applications for Survey and Planning grant assistance with the Department of Housing and Urban Development, and

WHEREAS, it is the desire of the City of Middletown to utilize any expenditures that are made or have been made by or in behalf of Wesleyan University, which are eligible as non-cash grants-in-aid under Section 112 of Title I, to the maximum extent possible to meet the City's share of the project cost, and

WHEREAS, the Department of Housing and Urban Development requires that the Common Council of the City of Middletown make determinations in order to enable the city to take advantage of the benefits of Section 112 of Title I,

NOW, THEREFORE BE IT RESOLVED that the Common Council of the City of Middletown hereby determines that the undertaking of the project will promote the public welfare and proper development of the community (1) by making land in such area available for disposition for uses in accordance with the Urban Renewal Plan, to such educational institution for redevelopment in accordance with the use or uses specified in the Urban Renewal Plan, (2) by providing, through the redevelopment of the area in accordance with the Urban Renewal Plan, a cohesive neighborhood environment compatible with the functions and needs of such educational institution, or (3) by any combination of the foregoing.

Exhibit 112-C. - List of Future Section 112 Credits Estimated Acquisition  
Cost of Properties in the Knowles Avenue Area (See Map 112-2).

---

South Side of Cross Street

West Side of Pine Street

Fountain Avenue

Warren Street

Knowles Avenue

Total

880,000

Exhibit 112-D. - Summary of All Section 112 Credits

Eligible Wesleyan University 112 Credits:

Direct Cost of real property acquisitions January 1, 1962 through December 31, 1967.....	\$1,745,454.53
Demolition Costs.....	18,700.00
Planned real property acquisitions between Cross/Fine Streets and the Long Lane School for Physical Education Complex.....	880,000.00
Total	<u>2,644,154.53</u>

EXHIBIT 112-E is included in Binders  
1, 3, and 11 only.



TREASURY DEPARTMENT

INTERNAL REVENUE SERVICE

HARTFORD, CONN.

OFFICE OF THE COLLECTOR  
DISTRICT OF CONNECTICUT  
HARTFORD-CONNECTICUT TRUST BUILDING  
719 MAIN STREET

IN REPLYING REFER TO

Income Tax Division.

Feb. 14, 1923.

Wesleyan University,  
Middletown, Conn.

Dear Sirs:-

In re: Wesleyan University.

The Commissioner of Internal Revenue at Washington, D. C. has considered the evidence presented by you through the office of the Collector of Internal Revenue at Boston, Mass., in connection with your claim for exemption from taxation under the provisions of Section 231 of the Revenue Act of 1921.

It has been decided that you are exempt from the filing of income tax returns under the above act, and that contributions made to your organization are deductible in the individual income tax returns of the donors, in the manner and to the extent provided in Section 214(a) (11) of the Revenue Act of 1921.

Yours truly,

A handwritten signature in cursive script, likely of the Collector, written over a horizontal line.

COLLECTOR.

B/W

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM  <b>CERTIFICATE OF COST OF NONCASH LOCAL GRANT-IN-AID</b>	PROJECT LOCALITY Middletown, Connecticut
	PROJECT NAME Project No. 2
	PROJECT NUMBER Conn. R-105
	CERTIFICATE OF COST <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED

INSTRUCTIONS: Prepare original and 2 copies for HUD.

**TO BE COMPLETED BY LOCAL PUBLIC AGENCY**

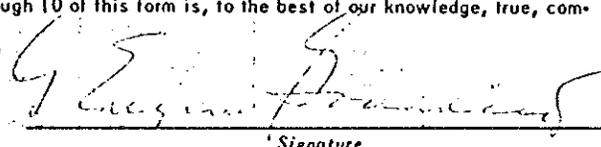
1. IDENTIFICATION OF GRANT-IN-AID (Indicate location as accurately as possible; attach sketch or location drawing, if available)  
Expenditures made by Wesleyan University per Section 112 of Housing Act. See attached Development Plan.

2. BASIS FOR DETERMINING RELATIVE BENEFIT (For example, capacity, sizes, service area, expected enrollment)  
All expenditures claimed herein have been completed within past seven-year period, per UR Manual Requirements and fall within one mile of 50% of the Project Area.

3. PERCENTAGE OF COST		TO BE COMPLETED BY HUD	
	PERCENTAGE	AMOUNT	
a. Requested by LPA	100 %	\$ 1,764,154	b. Approved by HUD
			% \$

4. JUSTIFICATION OF PERCENTAGE OF COST CLAIMED (For each item answered "Yes," attach an explanation to Form HUD-6202)	YES	NO
<b>NOT APPLICABLE</b>		
a. Was one or more of the significant facts presented in support of the determination of eligibility and percentage of credit for this noncash local grant-in-aid in error?		
b. Has the Urban Renewal Plan been changed since approval of the original Part II?		
c. Have any of the following items changed since approval of the original Part II:		
(1) Type of facility or improvement?		
(2) Size of facility or improvement?		
(3) Capacity of facility or improvement?		
(4) Service area?		
(5) Planning criteria? (Identify)		
d. If the answer to any of the above items is "Yes," has the percentage of credit for this noncash local grant-in-aid been affected?		

In the light of the foregoing justification, approval of the noncash local grant-in-aid identified above, in the percentage and amount set forth in Block 3a above, is hereby requested. The information supplied in Blocks 1 through 10 of this form is, to the best of our knowledge, true, complete, and correct.

  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

Redevelopment Agency for the  
 City of Middletown  
Name of Local Public Agency

\_\_\_\_\_  
 Chairman  
Title

(Over)

TO BE COMPLETED BY DONOR					BY LPA
5. COST (Include breakdown of principal costs by contract, or work order if work was done by workorder instead of contract)					
ITEM  (a)	FULL AMOUNT OF CONTRACT (Include work covered by contract other than grant-in-aid items) (b)	COST OF ELIGIBLE GRANT-IN-AID (In Block 1)			COST CLAIMED BY LPA  (f)
		ACTUAL COST OF GRANT-IN-AID FULLY COMPLETED (c)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID UNDER CONTRACT (d)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID NOT YET UNDER CONTRACT (e)	
(1) Preliminary expense (Explain on separate sheet)	\$ N/A	\$ N/A	\$	\$	\$
(2) Site acquisition	1,745,454	1,745,454			1,745,454
(3) Site clearance	18,700	18,700			18,700
(4) Preparation of plans and specifications	N/A				
(5) Direct supervision of construction	N/A				
(6) Fixed & permanently installed equipment (Attach list of general categories)	N/A				
(7) Movable equipment	N/A				
(8) Relocation payments (Give details of relocation policy on separate sheet)	N/A				
(9) Temporary improvements	N/A				
(10) Legal expenses (Itemize on separate sheet)	N/A				
(11) Administrative expenses (Itemize on separate sheet)	N/A				
(12) Interest charges (Itemize on separate sheet)	N/A				
(13) Construction	N/A				
(14) Other (Explain on separate sheet)	N/A				
(15) TOTAL		\$1,764,154	\$	\$	\$1,764,154
(16) TOTAL COST OF GRANT-IN-AID (Sum of Columns (c), (d), and (e))	\$1,764,154				

**6. FEDERAL GRANT OR SUBSIDY**

Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a Federal grant or subsidy?  YES \_\_\_\_\_%  NO

*If "Yes," indicate the nature and source of the Federal grant or subsidy.*

**7. SPECIAL ASSESSMENT**

Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a special assessment against project property?  YES \_\_\_\_\_%  NO

**8. REVENUE-PRODUCING PUBLIC UTILITIES**

Is this Certificate for a revenue-producing public utility the capital cost of which is wholly financed with local bonds or obligations payable solely out of revenues derived from service charges?  YES  NO

9. DATE OF START OF PHYSICAL WORK		10. DATE OF COMPLETION OF PHYSICAL WORK	
ACTUAL DATE	ESTIMATED DATE	ACTUAL DATE	ESTIMATED DATE
6/14/62		10/23/67	

TO BE COMPLETED BY DONOR--Continued

DONOR'S CERTIFICATE

(Check this box if work has been completed and costs are actual amounts)

(Check this box if work has not been completed and costs are partially or wholly estimated amounts)

IT IS HEREBY CERTIFIED that the cost of the work, improvement, or facility listed above is, to our best knowledge, true and correct, and that such work, improvement, or facility has been completed on the date shown in Block 10.

IT IS HEREBY CERTIFIED that the estimated cost of the improvement or facility listed above is, to our best knowledge, true and correct. All reasonable efforts will be made to assure that such improvement or facility will be completed by the date shown in Block 10.

Wesleyan University

Name of Donor

By

*[Handwritten Signature]*

Signature

President

Title

Date

CERTIFICATE OF DONOR'S AUDITOR

(This certificate is to be completed by the Donor's official auditor only in the case of a completed grant-in-aid for which the claimed cost is based upon actual cost)

As a result of my (our) examination, it is my (our) opinion that all of the costs shown in Block 5, Column (c), above were incurred in connection with the grant-in-aid identified in Block 1 above.

AUG 16 1968

Date

*[Handwritten Signature]*

Signature of Auditor

HOWARD B. MATTHEWS

Vice President for Business Affairs and Treasurer

Title

HUD APPROVAL

This approval shall not be binding upon the Government if, after date hereof and prior to completion of this Project, (1) it is established that one or more of the significant facts presented by the Local Public Agency in support of its approval were in error, or (2) the basis for the percentage of credit has been affected by a change in (a) the Urban Renewal Plan, (b) the type, size, or capacity of the improvement or facility, or (c) the boundaries of the area to be served by the facility. The noncash local grant-in-aid identified above, which benefits the Project by the percentage and in the amount set forth in Block 3b above, to be completed

by \_\_\_\_\_, 19\_\_\_\_, is approved. The reason for a difference, if any, between the amount requested and the amount approved is as follows:

Date

Assistant Regional Administrator for Renewal Assistance

<sup>1</sup> Date of completion is to be filled out only if work has not been completed and costs are partially or wholly estimated amounts.

# WESLEYAN UNIVERSITY

Middletown, Connecticut 06457

EDWIN D. ETHERINGTON  
President

August 14, 1968

Mr. Joseph A. Haze, Director  
Redevelopment Agency for the  
City of Middletown  
Municipal Building  
Middletown, Connecticut 06457

Re: Section 112 Credits; Conn. R-105  
Middletown, Connecticut

Dear Mr. Haze:

This letter will serve to confirm that Wesleyan University has, through its Development Plan, eliminated deteriorating and blighting conditions in the areas adjacent to the Renewal Project No. 2, designated as Conn. R-105.

As you are well aware, the conditions prevalent in those areas in which Wesleyan University has already acquired and demolished property were certainly detrimental to the neighborhood and the City.

Specifically, the Community Renewal Program, "Report on High Priority Study Area" on pages 16-19 identifies the conditions which existed in these areas. It states that over 20% of the total structures contained building deficiencies and further that Wesleyan University demolished the more deficient structures. Environmental deficiencies included inadequate storm and sanitary sewers, poor street patterns and the growing prevalence of mixed uses.

Wesleyan University is continuing its program of expansion and civic improvement, as evidenced by the Development Plan prepared by our planning staff. The areas for which we have planned future development also suffer from serious blighting conditions similar to the ones mentioned above, especially in terms of overcrowding of buildings and incompatible land uses which create extremely adverse influences on living conditions in the area.

EXHIBIT 112-H

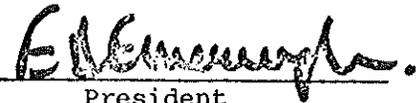
Mr. Joseph Haze

-2-

August 14, 1968

I am certain that through our joint efforts and with the proper emphasis put on the design objectives of both Wesleyan's development plans as well as the City's, this entire area of Middletown will indeed be not only a stable area, but a showplace of sufficient size which will vividly demonstrate what can be accomplished when the private and public sectors of a community work together toward a common goal.

Sincerely,



President  
Wesleyan University



TO BE COMPLETED BY DONOR					BY LPA
5. COST (Include breakdown of principal costs by contract, or work order if work was done by work order instead of contract)					
ITEM (a)	FULL AMOUNT OF CONTRACT (Include work covered by contract other than grant-in-aid items) (b)	COST OF ELIGIBLE GRANT-IN-AID (In Block I)			COST CLAIMED BY LPA (f)
		ACTUAL COST OF GRANT-IN-AID FULLY COMPLETED (c)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID UNDER CONTRACT (d)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID NOT YET UNDER CONTRACT (e)	
(1) Preliminary expense (Explain on separate sheet)	\$	\$	\$	\$	\$
(2) Site acquisition	880,000			880,000	880,000
(3) Site clearance	WILL BE SUBMITTED LATER				
(4) Preparation of plans and specifications					
(5) Direct supervision of construction					
(6) Fixed & permanently installed equipment (Attach list of general categories)					
(7) Movable equipment					
(8) Relocation payments (Give details of relocation policy on separate sheet)					
(9) Temporary improvements					
(10) Legal expenses (Itemize on separate sheet)					
(11) Administrative expenses (Itemize on separate sheet)					
(12) Interest charges (Itemize on separate sheet)					
(13) Construction					
(14) Other (Explain on separate sheet)					
(15) TOTAL		\$	\$	\$880,000	\$880,000
(16) TOTAL COST OF GRANT-IN-AID (Sum of Columns (c), (d), and (e))	\$ 880,000				
<p><b>6. FEDERAL GRANT OR SUBSIDY</b></p> <p>Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a Federal grant or subsidy? <span style="float: right;"><input type="checkbox"/> YES _____% <input checked="" type="checkbox"/> NO</span></p> <p><i>If "Yes," indicate the nature and source of the Federal grant or subsidy.</i></p>					
<p><b>7. SPECIAL ASSESSMENT</b></p> <p>Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a special assessment against project property? <span style="float: right;"><input type="checkbox"/> YES _____% <input checked="" type="checkbox"/> NO</span></p>					
<p><b>8. REVENUE-PRODUCING PUBLIC UTILITIES</b></p> <p>Is this Certificate for a revenue-producing public utility the capital cost of which is wholly financed with local bonds or obligations payable solely out of revenues derived from service charges? <span style="float: right;"><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</span></p>					
<b>9. DATE OF START OF PHYSICAL WORK</b>			<b>10. DATE OF COMPLETION OF PHYSICAL WORK</b>		
ACTUAL DATE	ESTIMATED DATE		ACTUAL DATE	ESTIMATED DATE	
	1/70			6/74	

TO BE COMPLETED BY DONOR -- Continued

DONOR'S CERTIFICATE

(Check this box if work has been completed and costs are actual amounts)

IT IS HEREBY CERTIFIED that the cost of the work, improvement, or facility listed above is, to our best knowledge, true and correct, and that such work, improvement, or facility has been completed on the date shown in Block 10.

(Check this box if work has not been completed and costs are partially or wholly estimated amounts)

IT IS HEREBY CERTIFIED that the estimated cost of the improvement or facility listed above is, to our best knowledge, true and correct. All reasonable efforts will be made to assure that such improvement or facility will be completed by the date shown in Block 10.

Wesleyan University

Name of Donor

By

*[Handwritten Signature]*

Signature

President

Title

Date

CERTIFICATE OF DONOR'S AUDITOR

(This certificate is to be completed by the Donor's official auditor only in the case of a completed grant-in-aid for which the claimed cost is based upon actual cost)

As a result of my (our) examination, it is my (our) opinion that all of the costs shown in Block 5, Column (c), above were incurred in connection with the grant-in-aid identified in Block 1 above.

Date

Signature of Auditor

Title

HUD APPROVAL

This approval shall not be binding upon the Government if, after date hereof and prior to completion of this Project, (1) it is established that one or more of the significant facts presented by the Local Public Agency in support of its approval were in error, or (2) the basis for the percentage of credit has been affected by a change in (a) the Urban Renewal Plan, (b) the type, size, or capacity of the improvement or facility, or (c) the boundaries of the area to be served by the facility. The noncash local grant-in-aid identified above, which benefits the Project by the percentage and in the amount set forth in Block 3b above, to be completed

by \_\_\_\_\_, 19\_\_\_\_, is approved. The reason for a difference, if any, between the amount requested and the amount approved is as follows:

Date

Assistant Regional Administrator for Renewal Assistance

<sup>1</sup> Date of completion is to be filled out only if work has not been completed and costs are partially or wholly estimated amounts.

WESLEYAN UNIVERSITY

Middletown, Connecticut 06457

EDWIN D. ETHERINGTON

President

August 14, 1968

Mr. Joseph A. Haze, Director  
Redevelopment Agency for the  
City of Middletown  
Municipal Building  
Middletown, Connecticut 06457

Re: Section 112 Credits, Conn. R-105  
Middletown, Connecticut

Dear Mr. Haze:

In accordance with the established policy of the Department of Housing and Urban Development, I herein certify that Wesleyan University has the financial capability and resources to cover the cost of acquiring the properties as shown on Map No. 112-2.

It is estimated that these properties will cost approximately \$880,000, excluding any fee for demolition. Wesleyan's long-range development plans anticipate an expenditure of this magnitude. It is understood that additional credit will be requested during the project execution stage to include costs incurred as a result of demolishing any structures on these properties.

Sincerely,

  
President  
Wesleyan University

EXHIBIT 112-J

SEP 21 1968

R. 105

COOPERATION AGREEMENT

This Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1968, shall be considered as a binding commitment between the Redevelopment Agency of the City of Middletown, Connecticut and Wesleyan University.

WHEREAS, it is understood that the Redevelopment Agency of the City of Middletown, Connecticut will receive an executed Loan and Grant Contract between that Agency and the United States of America for the Renewal Project No. 2, designated as Conn. R-105; and

WHEREAS, it is estimated that all federally-aided renewal activities in said Renewal Project No. 2, Conn. R-105, will cease approximately five (5) years from the date of said Loan and Grant Contract; and

WHEREAS, Wesleyan University will expend certain funds in accordance with its Development Plan and in further accord with Section 112 of the Housing Act of 1949, as amended;

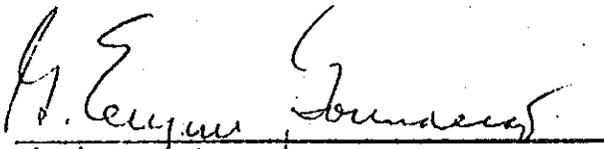
NOW THEREFORE, it is agreed that Wesleyan University will make these certain expenditures within that time period between the execution of the Loan and Grant Contract for the Renewal Project No. 2 and that certain date when the United

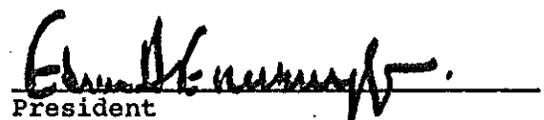
States of America officially terminates federal assistance to the above mentioned urban renewal project; and

It is further agreed that Wesleyan University recognizes that Title VI of the Civil Rights Act of 1964 and the regulations and policies of the Department of Housing and Urban Development effectuating the Title and Executive Order 11063 prohibit discrimination on the ground of race, color, creed, or national origin in the policies and practices of any public facility, and on the ground of race, color, or national origin in the policies of any educational institution, or hospital responsible for proposed credit to the locality's share of the cost of an urban renewal project receiving financial assistance from the United States. Wesleyan University hereby assures the United States and the Secretary of Housing and Urban Development that the policies and practices of Wesleyan University in the admission and treatment of students do not and will not discriminate on the ground of race, color, or national origin.

Signed:

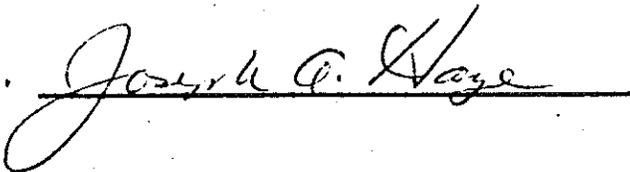
Signed:

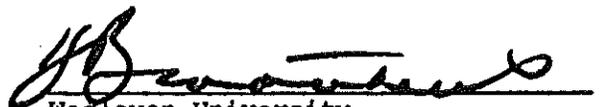
  
Chairman  
Redevelopment Agency

  
President  
Wesleyan University

Witness:

Witness:



  
Wesleyan University  
HOWARD B. MATTHEWS  
Vice President for Business Affairs and Treasurer

Text of Proposed Notice of Public Hearing re: Wesleyan University's Development Plan

The City Council of Middletown, Connecticut will hold a public hearing at \_\_\_\_\_  
\_\_\_\_\_ Middletown, Connecticut at 8:00 P.M. on  
the day of \_\_\_\_\_, 1969, to consider the Development Plan of  
Wesleyan University.

The Development Plan designates in general language the overall expansion plans  
of the University in terms of acquisition, demolition, future improvements, and land  
development.

The Development Plan will be available for examination by any individual or organi-  
zation from the date of this notice at the office of the Town Clerk, Municipal Building,  
Middletown, Connecticut.

Any person or organization desiring to be heard with reference to said plan will be  
afforded an opportunity to be heard at said hearing.

Dated at Middletown, Connecticut \_\_\_\_\_, 1969.

EXHIBIT 112-L

EVIDENCE THAT AREA WAS BLIGHTED

The attached narrative reproduced from the CRP Report demonstrates that the area contained a sufficient number of deficient structures and blighting influences which meet the minimum criteria for determining blight. See Exhibit 112-H for further documentation.

Section VI

This section, largely residential, contains some older houses with serious deficiencies, a number of older houses with relatively minor structural defects, numerous fine old houses in relatively good condition and a few excellent newer houses, particularly on Mansfield Terrace, which are among the best in the City. The breakdown by block of structural condition is shown in Table 3-7 below. A number of deficient structures which existed in this section at the time of the CRP field surveys have since been demolished by Wesleyan University. These units are included in the Table 3-7 tabulations.

TABLE 3-7

CONDITION OF STRUCTURES IN SECTION VI

Block Number	Residential			Non-Residential			Total		
	Std.	Def.	% Def.	Std.	Def.	% Def.	Std.	Def.	% Def.
81	9	1	10%	0	0	0%	9	1	10%
82	12	6	33%	3	3	50%	15	9	36%
83	29	4	12%	1	1	50%	30	5	17%
84	20	5	20%	0	0	0%	20	5	20%
85	6	2	25%	0	0	0%	6	2	25%
90	49	14	22%	3	0	0%	52	14	20%
Total	125	32	20%	7	4	36%	132	36	21%

There are virtually no non-residential uses in this section except for university property, which is fairly extensive in some blocks. Blocks 81 and 82, adjacent to Wesleyan's main campus "yard", are basically oriented toward it. The university owns almost all of Block 81 and approximately 75% of Block 82. It has extensive holdings also in Block 90, upwards of 33 percent of the land area, and much smaller holdings in each of the other three blocks.

Block 82 has the highest percentage of structures in deficient condition, including a few sizable out buildings. Block 90, at the time of the original CRP survey, had a serious pocket of blight along Huber Avenue.

These properties have since been acquired and demolished by the University leaving most of the remainder of the block in good condition. Although the structures in Blocks 83, 84, and 85 are generally older, frame, houses, they are not as old as many buildings in the blocks east of High Street. Buildings in Section VI receive good maintenance, for the most part, but a number of structural deficiencies were cited by inspectors. On an overall basis, 21 percent of the buildings in Section VI contain structural deficiencies. In the block with the most extensive Wesleyan holdings the percentage of deficient structures would increase somewhat if the Wesleyan buildings were excluded from the totals.

The most serious environmental deficiency is the condition of the combined storm and sanitary sewer in the section. This should be replaced by new modern facilities. As noted in Chapter 4 many residents of this section feel that the street pattern is poor. The system is somewhat disjointed, and there are some relatively steep grades in the section. Resolution of the street problem would for the most part, have to be confined to operational improvements. It might be possible to improve the grades somewhat, but this could not be determined until the project planning stage. The area is generally an excellent residential location, with many fine trees. It is convenient to downtown and has a City park close by.

Section VII

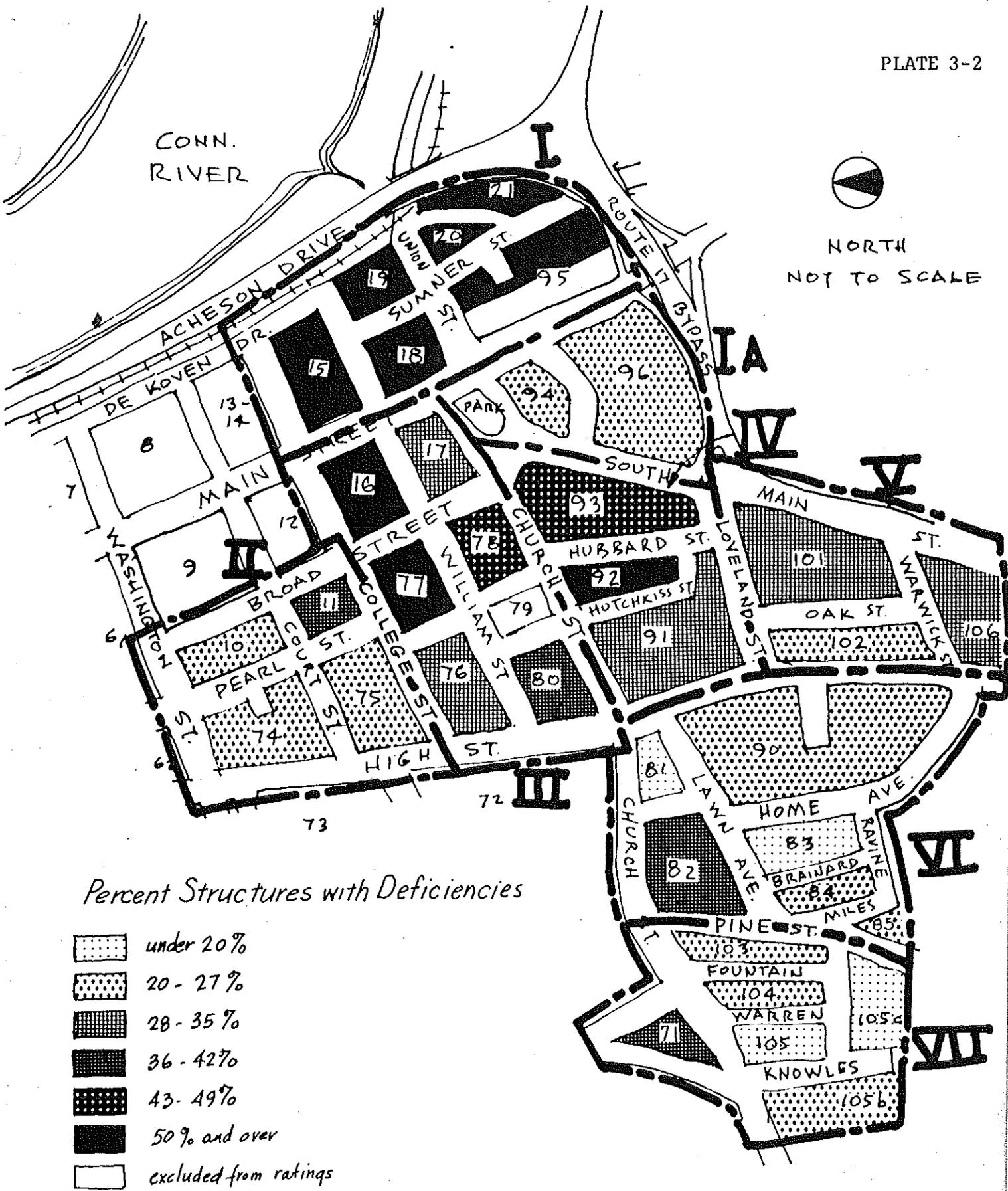
Section VII, in effect, forms a divider between Wesleyan University and the Long Lane State School. It is almost entirely a residential area, with a number of undeveloped parcels, at least one of which is used as an outdoor storage yard for building materials. The houses are predominantly modest, with a higher percentage in single family occupancy than in the other sections. Few, if any, of them have been built recently, and most have some relatively minor structural defects. A fairly low percentage have been rated as deficient, however, as shown in Table 3-8.

TABLE 3-8

CONDITION OF STRUCTURES IN SECTION VII

Block Number	Residential			Non-Residential			Total		
	Std.	Def.	%	Std.	Def.	%	Std.	Def.	%
71	11	8	42%	2	0	0%	13	8	38%
103	26	8	24%	3	0	0%	29	8	22%
104	16	5	24%	0	0	0%	16	5	24%
105	17	3	15%	0	1	100%	17	4	19%
105-b	11	2	15%	0	1	100%	11	3	21%
105-c	5	0	0%	0	0	0%	5	0	0%
Total	86	26	23%	5	2	29%	91	28	23%

All blocks contain some property in university ownership; Block 105-c consists almost entirely of university holdings. Streets in this section are short, disconnected, and not a part of the City arterial system. For this reason it is a relatively quiet area, undisturbed by through traffic. The streets are generally in poor condition, many without curbs and sidewalks, a fact which tends to give the area a rather unkempt look. The section also shares the obsolete combined sewerage system.



**CONDITION OF STRUCTURES (by block)**

COMMUNITY RENEWAL PROGRAM  
MIDDLETOWN, CONNECTICUT

Middletown Redevelopment Agency  
Raymond & May Associates

WESLEYAN UNIVERSITY

Middletown, Connecticut 06457

EDWIN D. ETHERINGTON  
President

July 10, 1968

Dear Ken,

As you know, Wesleyan's Board of Trustees, after sixteen months of study, has approved a number of major new programs affecting the University's future development. These decisions call for an enlarged student body and extensive new facilities. The campus, its immediate environs and the City will all be directly affected.

In view of these decisions, it is now both timely and possible to advise you, and through you other City officials, of the immediate and long-range facilities plans which have been approved in principle by the Board.

It is our hope that a full statement of our current thinking about campus expansion will be helpful to others in the City with planning responsibilities, will aid in the completion of plans for the urban renewal project, and will give all of Middletown a clearer understanding of the anticipated direction and limits of the University's growth in the years ahead.

This letter is in no sense confidential. In fact, we feel that all who are interested should know of our plans, the limitations on the expansion we have in mind, and the extent of our potential support for urban renewal. We are particularly hopeful that we can correct any misunderstandings by making it clear that Wesleyan is not interested in expanding to Main Street.

Current Facilities Projects

Wesleyan is already involved in the construction (or final planning stage) of projects costing more than \$20 million -- \$13 million for the second phase of the Science Center, \$7 million for the Arts Center and \$1 million for the Skating Rink. The Science Center is

underway and bidding on the Skating Rink is expected to take place this month. Construction of the Arts Center is scheduled to begin in early 1969.

Each of these facilities will be of considerable, if varying, significance to the community. The Science Center, when completed, will be one of the most complete and up-to-date of its kind in the country. The Arts Center, which will house Wesleyan's art, music and theater departments, is a unique and exciting venture which will provide, in addition to a topflight educational facility, significant additions to the cultural life of the community. The Skating Rink, while primarily a physical education facility, is intended also as a recreational center for the entire community and we look forward to working out a program for its use in cooperation with the appropriate City officials.

#### Women's Education and the Plan of Development

The program recently approved by the Trustees calls for the admission of undergraduate women on a coeducational basis and for a Plan of Development including:

a reconstituted teacher education program to concentrate on developing teachers for inner city high schools and for junior and community colleges;

a limited number of new graduate programs, particularly in the humanities and social sciences, to complement existing Ph.D. programs in the sciences;

a recast Public Affairs Center; and

a new University Center for the Humanities.

These programs can have a significant and beneficial impact on Middletown in view of their innovative nature, the types of people they are expected to draw to the community, the increased buying power provided by additional female students and the prospect of a significant construction effort.

To initiate women's education and to implement the Plan of Development, additional undergraduate dormitories, graduate student housing, a dining hall, a gymnasium and swimming pool, more playing fields, library expansion, a student center, a maintenance plant and a faculty office/classroom building will be required. The total cost is expected to exceed \$30 million. This added to the cost of projects already underway, plus land acquisition and modernization of existing buildings, is expected to bring our total facilities expenditures to more than \$56 million within the next decade.

Detailed studies concerning the cost and alternative sites for the various facilities are already in progress. It should be emphasized that wherever possible, Wesleyan intends to accommodate new facilities on land it currently owns. The principal exception would be housing for married undergraduate students and for single and married graduate students. It is hoped that they can be located on a site or sites related to the existing campus as well as to the larger community. In addition, plans call for acquisition of land as it becomes available for a gymnasium and pool and for playing fields in the area just south of the campus where the Skating Rink will be under construction this fall.

#### Involvement in Urban Renewal

In our letter of November 3rd to Mr. Herbert Franklin, we identified potential University land needs of up to ten acres in the renewal area. We speculated at that time that this land would be used for student housing, faculty housing, and a faculty club. It was pointed out that the University was just beginning work on a master plan for campus development and was at the mid-point in its Study of Educational Policies and Programs. Thus we emphasized

The Honorable Kenneth J. Dooley

-4- July 10, 1968

the tentativeness of our plans. With that work now completed, we can be more specific about our needs in the renewal area.

As we have continually stressed, Wesleyan's foremost consideration is to support Middletown by insuring the success of the renewal project. If it were felt that the University should acquire only a minimal amount of land in the urban renewal area in order to allow more space for other uses, this conclusion would be respected, even though it would give us less flexibility. If, however, it were felt that more land than Wesleyan could immediately use should be acquired by the University in order to insure the success of the project, such a point of view would be given the most serious consideration by the Administration and by the Board of Trustees.

In precise terms, we see our needs and possible approaches as follows:

#### Married Student Housing

A site midway between the campus and downtown shopping facilities would be preferable for married students and single graduate students so that they could be more closely related to the larger community and be conveniently located for daily needs. We would like, if possible, to reserve land in the renewal area for this purpose. Our initial thinking was that up to six acres would be required for this project, and after further study, we continue to feel that from four to six acres would be appropriate.

It is our hope that the student housing project, which has a high degree of urgency from our point of view, can be developed very soon and can be related to other housing planned in the renewal area. The tentative plans to purchase the Goodyear site on an early acquisition basis and to construct a variety of housing types in the area is most appealing to us and we would be interested in sharing in the development of the site by constructing graduate and married student housing in that location.

The Honorable Kenneth J. Dooley

-5- July 10, 1968

Middletown High School Site

If the present Middletown High School site should become available as a result of the construction of a new high school elsewhere, Wesleyan would seriously consider acquiring this site, although our long-range plans do not at this time permit a clear definition of its potential use. One possibility we are considering is locating the women's dormitory complex in the block bounded by Court, Pearl, High and Washington Streets. If this were done, the High School site could, if acquired, become part of that complex. But Wesleyan would need some assurance of its availability in the near future, so that we could plan accordingly.

If the City of Middletown and Wesleyan were to reach an agreement on the future reuse of the Goodyear and Middletown High School sites along the lines suggested, this would mean a partial "extension" of Wesleyan's campus east to Pearl Street. This is as far east as Wesleyan would be prepared to expand its campus. We would, of course, be willing to discuss further development toward Main Street if City officials deemed this advantageous to the community. But the Pearl Street boundary seems to us to be appropriate from Wesleyan's point of view as well as the City's since our goal is to maintain a residential, walking (i.e. compact) campus, which can best be achieved by planning new facilities in close proximity to existing ones.

An important feature in future planning efforts is, of course, the question of traffic flow both with respect to local streets and major arteries. We are hopeful that this matter will be given the highest priority by city planners working in conjunction with the Regional Planning Office, the University and interested private industry.

The Honorable Kenneth J. Dooley

-6- July 10, 1968

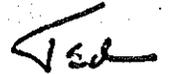
Conclusion

I hope you will find this broad outline of our plans for campus development useful. We will be pleased to discuss these matters in detail with you, the appropriate agencies and your staff and look forward to doing so.

Our desire is to cooperate fully with the City and I hope you will not hesitate at any time in suggesting further ways in which we may do so.

With kind regards,

Sincerely,



The Honorable Kenneth J. Dooley  
Mayor of the City of Middletown  
Middletown, Connecticut

bcc: Mr. Colin G. Campbell  
Mr. John W. Paton  
Mr. Nils Frederiksen  
Mr. Robert Wilson  
Mr. William L. Churchill  
Mr. Howard B. Matthews  
Mr. Robert A. Rosenbaum  
Mr. Joseph W. Cole

DEVELOPMENT PLAN

FOR

WESLEYAN UNIVERSITY

Middletown, Connecticut

Historical Background.

Wesleyan is an independent, nondenominational university of liberal arts and sciences, which was founded in Middletown, Connecticut, in 1831. Curricular innovation and commitment to undergraduate education have characterized Wesleyan through the years, and the willingness to try new ideas remains as a central educational theme. Wesleyan's nearly 270 faculty members include some of the most distinguished men in their fields.

Today's 1,350 undergraduates come from every state in the Union and many foreign countries. Over 35 percent are on scholarships and more than 80 percent of Wesleyan's graduates continue their education in graduate and professional schools. Wesleyan's low faculty student ratio (less than 9:1) is reflected in numerous small classes including nearly 400 tutorials in which the course material is adapted to individual interests and the faculty student ratio of 1:1.

Although Wesleyan's primary commitment is to undergraduate education, the University also offers advanced learning programs for more than 200 graduate students. Most of the 23 academic departments offer advanced work leading to the M.A. degree. There are also two graduate programs in teacher education and Ph.D. programs in mathematics, world music, biology, and physics.

Wesleyan's educational growth has been accompanied by a physical expansion of its campus to accommodate a student body that has doubled in size since World War II. In recent years, the construction effort has focused on dormitory needs.

A major construction program, designed to meet the most pressing academic needs, is now planned. The first project will be the completion of the Science Center, including a Science Library and a multi-story structure to house the Departments of Physics, Geology, Astronomy and Mathematics. There will also be a Computer Laboratory and certain other general science center facilities, such as machine and electronic shops. Groundbreaking took place in Spring 1968 and occupancy is expected in late 1969.

An Arts Center, scheduled for completion in 1970 or early 1971, will consolidate and integrate facilities now widely dispersed and inadequate for the Departments of Art, Drama and Music. The architects have developed a cluster concept involving a series of separate but interconnected major functional elements: a 500 seat recital hall, a music rehearsal hall, facilities for the World Music program, art studios and a gallery, freshman humanities workshops, a 500 seat theater and a 200 seat experimental theater, rehearsal rooms and a 100,000 volume library serving all three departments.

An indoor skating facility is expected to be in operation by February of 1969. It will seat 2,000 spectators and provide for varsity hockey as well as recreational skating for students and for the Middletown community. The architects have developed a concept that will lend itself to integration with future athletic facilities.

At a special meeting held on May 11, 1968 the Board of Trustees of Wesleyan University decided to increase the number of undergraduate students by admitting women undergraduate students and to adapt a Plan of Development comprising of an expanded Center for Public Affairs, a Center for Humanities, a Teacher Education Program, and expanded Advanced Learning Programs. The following additional physical

facilities will be required to meet the balance of current needs as well as new needs induced by these Board decisions:

1. Undergraduate dormitories
2. Graduate student housing
3. Dining Hall
4. Physical Education facilities
5. Student Center
6. Faculty Office/Academic Building
7. Library Expansion
8. Maintenance Center and work shops
9. Faculty housing

Although Wesleyan University expects to accommodate most of these new facilities on land currently owned by the University some facilities are planned on properties part of which are yet to be acquired in the immediate vicinity of the project area and in conformance with the development plans shown as Exhibit 112-3. Specifically, a new physical education complex comprising the skating rink, gymnasium and swimming pool, and new playing fields with supporting facilities is contemplated located in the area bounded by Cross and Pine Streets and the Long Lane School.

Wesleyan expects to continue its program of property acquisitions in the areas bounded by Lawn Avenue, Pine Street and Home Avenue, and by Cross Street, Vine Street and Knowles Avenue, when they become available for rehabilitation as housing for faculty and administrative staff members.

A large, off-street parking lot accommodating 262 automobiles has already been constructed on properties acquired west of Vine Street and Knowles Avenue.

Properties Wesleyan in the future might acquire in the area bounded the north by Cross Street, to the west by Pine Street and Home Avenue, to the south by Huber Avenue and to the east by High Street will become part of the academic and student residence facilities which now constitute the predominant land use in this area.

The areas between High Street and the Urban Renewal Project boundary are expected to remain predominantly residential, with a student center particularly framed areas, with the possibility of a student center.

General Goals.

Whereas the over-riding objectives for the development of the Wesleyan Campus is the attainment of Wesleyan's goals, this is expected to take place within a framework of cooperation of development plans with those of the City of Middletown and of the Midstate Region, with particular emphasis on the active participation in the maintenance, conservation and development of community areas contiguous to the campus.

Summary.

The goals of Wesleyan University are consistent with the Middletown Urban Renewal Project Number 2, with the action for the community, and with the work of the

The development program of Wesleyan University is consistent with the municipality's Urban Renewal Program, and is consistent to both the University and the City of Middletown, Urban Renewal Project Number 2 and the development of Wesleyan University to improve the health, welfare, and growth of the

R-231

LEGAL DATA

PROPOSED  
NOTICE OF PUBLIC HEARING

Middletown Renewal Project No. 2

Conn. R-105

The Middletown Redevelopment Agency will hold a public hearing at \_\_\_\_\_  
\_\_\_\_\_, Middletown, Connecticut, on the \_\_\_\_\_  
day of \_\_\_\_\_, 1969 at 8:00 PM to consider a proposal for the undertaking  
of a project by the Middletown Redevelopment Agency under state and local law with  
Federal financial assistance under Title 1 of the Housing Act of 1949, as amended,  
to acquire land in the project area; to demolish or remove buildings and improvements,  
to install, construct or reconstruct streets, and utilities and other project improvements;  
to make land available for development or redevelopment by private enterprise or public  
agencies as authorized by law; and to carry out plans for a program of repair and re-  
habilitation of buildings and other improvements.

The Urban Renewal Plan and Relocation Program for said project will be available for  
examination by an individual or organization from the date of this notice at the office  
of the Middletown Redevelopment Agency, Municipal Building, Middletown,  
Connecticut, and the office of the Town Clerk, Municipal Building, Middletown,  
Connecticut.

The boundaries of the project to be considered at said hearing are described in  
Exhibit A. (Note: For Block and Parcel Numbers, see attached Map, "Project  
Boundary", Map Number 2-1 dated October 15, 1968.)

Any person or organization desiring to be heard with reference to said project, the Urban Renewal Plan and Relocation Program will be afforded an opportunity to be heard at said hearing.

Dated at Middletown, Connecticut, \_\_\_\_\_, 19\_\_.

G. Eugene Goundrey  
Chairman  
Middletown Redevelopment Agency

Copy of Text, Exhibit A, and Map to be placed on file in the office of the Town Clerk. Text, Exhibit A, and Map Titled "Project Boundary" (2-1, dated October 15, 1968 to be advertised twice in the Middletown Press on following dates:

- 1) Fifteen days prior to the hearing
- 2) Eight days prior to the hearing

EXHIBITA

BOUNDARY DESCRIPTION

The Boundaries of the Urban Renewal Project No. 2 are described generally as follows:

Beginning at a point, the intersection of the westerly line of Pearl Street and the northerly line of Washington Street;

thence easterly along the northerly line of Washington Street to the intersection of the easterly line of Broad Street;

thence southerly along the easterly line of Broad Street to the intersection of the northerly line of College Street;

thence easterly along the northerly line of College Street to the westerly line of Acheson Drive (Routes 17 and 9);

thence southerly and southwesterly along the westerly line of Acheson Drive and Route 17 to the intersection of the southerly line of Sumner Brook;

thence westerly along the southerly line of Sumner Brook to the intersection of the westerly property line of Block 95, Parcel 16;

thence northerly along the westerly property lines of Block 95, Parcels 16, 22, and 3 to the intersection of the southerly line of Union Street;

thence westerly along the southerly line of Union Street and the southerly line of Pleasant Street to the intersection of the southeasterly line of South Main Street;

thence southwesterly along southeasterly line of South Main Street to the intersection of the northerly line of Crescent Street;

thence easterly along the northerly line of Crescent Street to the intersection of the southeasterly property line of Block 96, Parcel 7 extended;

thence generally southwesterly along the southeasterly property lines of Block 96, Parcels 7, 11, 12, 13, 14, 15, 16, and 17 to the intersection of the northerly line of Route 17;

thence southwesterly across Route 17 to the easterly property line of Block 97, Parcel 1;

thence westerly across South Main Street and along the southerly line of Loveland Street to the westerly line of High Street;

thence northerly along the westerly line of High Street to the northerly line of Church Street;

thence northeasterly across High Street and along the southerly property line of Block 80, Parcel 11 to the easterly property line of Block 80, Parcel 11;

thence generally northerly along the easterly property lines of Block 80, Parcels 11, 10, 9, 8, and 7, and Block 76, Parcels 6 and 5, and Block 75, Parcels 11, 10, 9, and 8 to the intersection of the northerly line of Court Street;

thence easterly along the northerly line of Court Street to the intersection of the westerly property line of Block 74, Parcel 6;

thence northerly along the westerly property lines of Block 74, Parcels 6 and 11 to the intersection of the northerly line of Pearl Court;

thence easterly along the northerly line of Pearl Court to the intersection of the westerly line of Pearl Street;

thence northerly along the westerly line of Pearl Street to the intersection of the northerly line of Washington Street and the point of beginning.

EXHIBIT 231 (6)

The Redevelopment Agency does not propose a rent supplement program at this time for displaced site occupants. If such a program becomes desirable in the future, documentation as required by pertinent state, local, and federal regulations will be submitted.