

TO RESIDENTS OF THE AREAS TO BE ACQUIRED WITHIN URBAN RENEWAL  
PROJECT AREA NO. 2.

In recent months there has been much coverage of renewal activities in the newspapers. As residents of the area, you are undoubtedly deeply concerned. Through this booklet and personal contact, the Redevelopment Agency will maintain direct contact with project area residents.

Since you live within the part of the renewal area which is to be purchased by the Redevelopment Agency, it is essential that you be kept informed of the plans of the Redevelopment Agency and how they may affect you.

By the same token, it is essential that you keep the Redevelopment Agency informed of your plans as well as your problems if we are going to be able to provide the assistance you may need.

The most important message in this booklet is simply this:

THE REDEVELOPMENT AGENCY HAS A BASIC RESPONSIBILITY TO YOU.  
WE WILL WORK TO PROVIDE YOU WITH:

- . INFORMATION
- . ASSISTANCE
- . ADVICE

But a booklet can only answer general questions. HOW WILL THE REDEVELOPMENT AGENCY ANSWER THE SPECIFIC QUESTIONS YOU WILL HAVE?

The Relocation Staff of the Redevelopment Agency will visit you periodically. But if you have any questions in the meantime, WE ARE ONLY AS FAR AWAY AS YOUR TELEPHONE. CALL 347-2552 FOR ASSISTANCE. Ask for Sal LaBella, Jack Dunn or Jerry Byrd. They are local people who are here to work with you. Our address is 179 Main Street and the office hours are 8:30 - 4:30, Monday through Friday.

REMEMBER: Your neighbor's experience may not apply to your situation, and there is absolutely no need to listen to rumors or to remain in the dark when you can find out for yourself.

A. THE TIMING OF THE MOVE

1. How does the Redevelopment Agency decide when I have to move?

The Redevelopment Agency will not require you to move until the land upon which your building is located is actually needed for clearance.

2. Does this mean that there will be time between the date the Redevelopment Agency acquires this building and the date I'm required to move?

YES.

3. When is the earliest I will be required to move?

The timing of each move will be evaluated individually. You will be officially notified well in advance of the actual date.

4. Should I sit tight until I am actually required to move?

NO. The chances of finding a home that you will be happy with are much better if you begin looking early and take your time.

5. When must I move?

You will receive SUBSTANTIAL ADVANCED NOTICE (in no case less than 60 days) of when your section of the project area should be entirely vacant, during which time the Relocation Staff will continue to assist you find suitable accommodations. If you have refused to consider suitable accommodations, you will be subject to eviction.

ALTHOUGH THIS WILL ONLY BE USED AS A LAST RESORT, IT EMPHASIZES THE IMPORTANCE OF WORKING CLOSELY WITH THE RELOCATION STAFF.

6. Can I be evicted for any other reasons?

YES. They are:

- a) Failure to pay rent to the Redevelopment Agency.
- b) Maintenance of a nuisance or use of the premises for illegal purposes.
- c) Violation of the lease agreement.
- d) Refusal to admit a relocation interviewer.

7. Will I be required to pay rent after the Redevelopment Agency purchases the home in which I live?

YES. The Redevelopment Agency will review the rental charges and will establish a reasonable rental for your home. You will be notified of the amount.

8. When should I begin looking for a new home?

YOU MAY BEGIN ANYTIME YOU WISH. YOU ARE NOW ELIGIBLE FOR FINANCIAL ASSISTANCE FOR MOVING.

B. ASSISTANCE FOR THE MOVE

1. What kinds of assistance will I receive from the Redevelopment Agency?

Two types of assistance will be available.

- a) RELOCATION ASSISTANCE to help you find a new home.
- b) FINANCIAL ASSISTANCE to help you cover your costs for moving.

2. What is the Redevelopment Agency's responsibility to me in RELOCATION ASSISTANCE?

The Redevelopment must offer you safe, sanitary standard housing within your ability to pay. It must conform to local codes, and it must be of adequate size to house your family. BY THE SAME TOKEN, IT IS YOUR RESPONSIBILITY TO SELECT A NEW HOME FROM THE AVAILABLE SUPPLY OF HOUSING THAT FITS THE ABOVE SPECIFICATIONS.

If you are asked by the Redevelopment Agency to make a temporary move, or if you voluntarily move to a home which is substandard, the Agency will continue to assist you to find a permanent, suitable home.

Please notify the Relocation Staff of your intent to move so that we may help you to avoid any inconvenience because of conflict with other city development or housing code enforcement programs.

3. What is meant by "standard" housing?

The building must be in sound condition and have adequate facilities, be free from infestation and meet all other local housing code requirements.

FOR FAMILIES, this must include toilet and bath, adequate heating, adequate kitchen facilities, adequate light and ventilation, and of adequate size to house your family.

FOR INDIVIDUALS the facility must have available toilet and bathing facilities, adequate supply of hot water, safe entry and access, and adequate room sizes.

4. When might a TEMPORARY MOVE be necessary?

Although the Redevelopment Agency will avoid temporary moves wherever possible, an emergency situation may require that you move before you have found a suitable home. In this case, the Redevelopment Agency's responsibility is not complete, the Relocation Staff will continue to work with you to find a suitable home.

5. How will RELOCATION ASSISTANCE help me?

There are several jobs that the Relocation Staff will perform.

- a) A member of the Relocation Staff will visit you to find out which kind of housing you need, how much you are able to pay and other related information.
- b) The Relocation Staff will keep up-to-date lists of vacancies that will be collected from various sources. (If you know of any vacancies that don't fit your family's needs, let the Relocation Officer know; it may perfectly suit another family's needs.)
- c) The Relocation Staff will inspect the listed vacancies to determine their fitness for occupancy, size, location and rent or price.
- d) Vacancies which are considered suitable to meet your needs will be referred to you for your consideration.
- e) In addition, the Relocation Staff will inform you of the availability of any properties acquired by the FHA and VA offices which may suit your needs. Any such properties will be used for relocation when suitable and the listings will be made available for your inspection.

ALTHOUGH IT IS ADVISABLE TO SEEK YOUR OWN REHOUSING ACCOMMODATIONS AS WELL, YOU ARE STRONGLY URGED TO USE THE SERVICES OF THE RELOCATION STAFF. THAT IS WHY THEY ARE HERE.

EVEN IF YOU DO NOT USE THE SERVICES OF THE RELOCATION STAFF, PLEASE NOTIFY THEM BEFORE YOU MOVE.

6. Will the Relocation Staff help me if I need a unit in public housing?

YES. If you are eligible for public low-rent housing, you will have priority over other people who are not being relocated from the renewal area.

There are other city agencies and committees actively engaged in providing housing assistance for families in Middletown. The Relocation Staff will refer families requesting assistance to appropriate agencies and committees, i.e. (Housing Authority, GMCC, CAGM, Home Ownership Counselling, Human Relations Commission.)

7. What sort of FINANCIAL ASSISTANCE is available to me?

The following types of assistance may be available, DEPENDING UPON THE SPECIFIC CIRCUMSTANCES.

a) Either: i. ACTUAL cost of moving and/or ACTUAL direct loss of property.

Or: ii. FIXED relocation payments to cover both moving expenses and property loss.

b) ADDITIONAL RELOCATION PAYMENT to assist families and elderly or handicapped individuals who cannot secure a suitable dwelling in a low-rent housing project and who require financial assistance in order to afford a suitable dwelling. Eligibility depends upon income and the average cost of rental units of adequate size. This will be determined on an individual basis, and in no instance this amount can exceed \$500 per year for a two-year period.

c) STORAGE COSTS to cover necessary storage and insurance costs for a period not to exceed one year.

PLEASE REMEMBER: THE ONLY WAY TO BE SURE OF GETTING THE FINANCIAL ASSISTANCE YOU ARE ENTITLED TO IS TO WORK WITH OUR RELOCATION STAFF BEFORE YOU INCUR ANY EXPENSES. They will advise you on the proper procedures to follow.

8. What should I do if I have problems obtaining housing accommodations which I have been referred to by the Relocation Staff?

(There are State and Federal Fair Housing laws prohibiting discrimination in housing on the basis of race, color, creed or national origin.)

Call the Relocation Staff immediately, and let them know of your problem.

C. IF YOU ARE NOW A HOMEOWNER

If you now own your home and it is within the area of the renewal project which is to be acquired by the Redevelopment Agency, there are several other questions which should be answered.

The following information is IN ADDITION to the questions already answered. PLEASE READ THE ENTIRE BOOKLET, AS IT APPLIES TO HOMEOWNERS AS WELL.

- 1) How does the Redevelopment Agency decide how much they will offer me for my house?

A price is established based on FAIR MARKET VALUE (NOT ASSESSED VALUE). Your property will receive two appraisals by two competent appraisers, and the Redevelopment Agency will base its price on these two independent appraisals.

- 2) Must I accept the Redevelopment Agency's offer?

NO. If you and the Agency cannot agree on price, the decision as to price will be turned over to a court-appointed referee.

- 3) In addition to purchasing my house, is there any other FINANCIAL ASSISTANCE which will be available to me?

In addition to the financial assistance discussed previously, as a homeowner you may be entitled to the following financial assistance:

- a) REPLACEMENT HOUSING COST. You may be eligible for a relocation grant NOT TO EXCEED \$5,000 which, when added to the acquisition payment for your property, would be necessary to bring the total amount up to the average price required for purchase of a dwelling of adequate size for your family on the private market.

The actual amount will be determined on an individual basis, if you meet all the following requirements.

- i. You are living in your own home within the area of the project to be acquired by the redevelopment Agency.
- ii. It is a one or two family home.
- iii. You have lived there for at least one year before negotiating with the Agency for the property.
- iv. You will purchase and move into a replacement home within one year of the date the Redevelopment Agency acquires your property.
- v. You do not receive the Additional Relocation Payment discussed previously, or the amount of Additional Relocation Payment received is deducted from the Replacement Housing Payment.

b) SETTLEMENT COSTS. You may also be eligible for expenses incidental to conveying your property to the Redevelopment Agency, and other costs such as penalty costs for prepayment of mortgage or the prorated portion of real estate taxes paid for the property for the period remaining after the Redevelopment Agency acquires the property.

c) OTHER FINANCIAL ASSISTANCE as explained previously.

4. Will I be required to pay rent after the Redevelopment Agency purchases the house in which I live?

YES. The Agency will establish a reasonable rental charge and will notify you of the amount which will be charged.

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APPENDIX I

FIXED RELOCATION PAYMENT SCHEDULE

RESIDENTIAL TENANTS BEING DISPLACED FROM HOUSING WITHIN THE PROJECT AREA MAY CHOOSE TO MOVE THEIR PERSONAL FURNITURE AND BELONGINGS IN ANY MANNER CONVENIENT TO THEM AND RECEIVE MOVING EXPENSES AS PER THE FOLLOWING CHART:

1 Room	\$35	5 Rooms	\$113
2 Rooms	\$52	6 Rooms	\$133
3 Rooms	\$73	7 Rooms	\$175
4 Rooms	\$93	8 Rooms	\$200 maximum

INDIVIDUALS NOT OWNING FURNITURE \$5

FAMILIES NOT OWNING FURNITURE \$10

ONLY ROOMS OF FURNITURE ACTUALLY MOVED WILL BE PAID FOR.

RELOCATION PERSONNEL WILL VERIFY ALL MOVES PRIOR TO PAYMENT.

- REHABILITATION AREAS
- 75 BLOCK NUMBER
- 7 PARCEL NUMBER
- PROJECT AREA BOUNDARY

**PROJECT BOUNDARY**  
**URBAN RENEWAL PROJECT NUMBER 2**

CORN. R-105

REDEVELOPMENT AGENCY FOR THE CITY OF HARTFORD, CONNECTICUT

