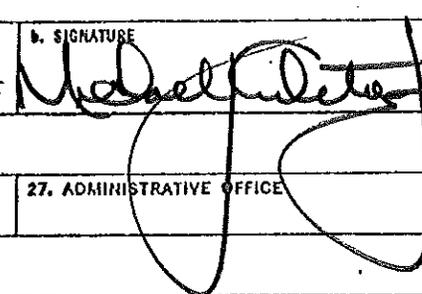


PRE-APPLICATION
FOR
SMALL CITIES CDBG SINGLE PURPOSE GRANT
UNDER THE
HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

MIDDLETOWN, CONNECTICUT

JANUARY 7, 1980

STANDARD FORM 424

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	4. NUMBER	3. STATE APPLICATION IDENTIFIER	5. NUMBER
1. TYPE OF ACTION <input checked="" type="checkbox"/> REAPPLICATION <input type="checkbox"/> APPLICATION (Mark appropriate box) <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		Leave Blank	b. DATE 1980 1 7	Year month day	b. DATE ASSIGNED 19
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : City of Middletown, Connecticut b. Organization Unit : Municipal Development Office c. Street/P.O. Box : DeKoven Drive d. City : Middletown e. County : Middlesex f. State : Connecticut g. ZIP Code: 06457 h. Contact Person (Name & telephone No.) : William M. Kuehn, Jr. (203) 347-4671 ext. 260				5. FEDERAL EMPLOYER IDENTIFICATION NO. 06-6001-872	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT Single Purpose Housing Project				6. PROGRAM (From Federal Catalog) a. NUMBER : 1 4 0 2 1 9 b. TITLE : Community Development Block Grant Program - Discretionary	
				8. TYPE OF APPLICANT/RECIPIENT A-State H-Community Action Agency B-Interstate I-Higher Educational Institution C-Substate J-Indian Tribe D-County K-Other (Specify): E-City F-School District G-Special Purpose District Enter appropriate letter <input checked="" type="checkbox"/> E	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) City of Middletown			11. ESTIMATED NUMBER OF PERSONS BENEFITING 45,000	12. TYPE OF APPLICATION A-New C-Revision E-Augmentation B-Renewal D-Continuation Enter appropriate letter <input checked="" type="checkbox"/> A	
13. PROPOSED FUNDING a. FEDERAL \$ 250,000.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER 1,026,500.00 f. TOTAL \$ 1,276,500.00		14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT : 2nd b. PROJECT : 2nd		15. TYPE OF CHANGE (For 1st or 1st) A-Increase Dollars F-Other (Specify): B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
16. PROJECT START DATE Year month day 1980 9 1			17. PROJECT DURATION 12 Months		18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY 1980 1 7
19. EXISTING FEDERAL IDENTIFICATION NUMBER				20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HARTFORD, CT	
21. REMARKS ADDED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
22. THE APPLICANT CERTIFIES THAT:		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.		b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached:	
		(1) State Clearinghouse <input checked="" type="checkbox"/> <input type="checkbox"/> (2) Midstate Regional Planning Agency <input checked="" type="checkbox"/> <input type="checkbox"/> (3) <input type="checkbox"/> <input type="checkbox"/>		No response attached	
23. CERTIFYING REPRESENTATIVE Michael J. Cubeta, Jr., Mayor		b. SIGNATURE 		c. DATE SIGNED Year month day 1980 1 7	
24. AGENCY NAME				25. APPLICATION RECEIVED 19	
26. ORGANIZATIONAL UNIT			27. ADMINISTRATIVE OFFICE		28. FEDERAL APPLICATION IDENTIFICATION
29. ADDRESS				30. FEDERAL GRANT IDENTIFICATION	
31. ACTION TAKEN <input type="checkbox"/> a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN		32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		33. ACTION DATE 19	
		34. STARTING DATE 19		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)	
		36. ENDING DATE 19		37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No	
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.		b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)	

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

SECTION IV-REMARKS *(Please reference the proper item number from Sections I, II or III, if applicable)*

The City of Middletown, through its Citizen's Advisory Committee and its Common Council, is strongly supportive of the inclusion of the CAGM Child Development Center in this preapplication. The City realizes that there may be some question regarding its eligibility. Therefore, should the Child Development Center be determined to be inappropriate, the following alternate budget is respectfully submitted:

Housing Site Acquisition	- \$ 65,000.00
Housing Cooperative	- 110,000.00
Loans/Grant for Residential Rehabilitation-	55,000.00
Administration	- 20,000.00
	<hr/>
Total	\$250,000.00

PROGRAM NARRATIVE STATEMENT

- Section I - Statement Of Community Development Needs
and Problems
- Section II - Description Of Proposed Activities
- Section III - Benefits To Low/Moderate Income Persons
- Section IV - Program Costs

STATEMENT OF COMMUNITY DEVELOPMENT NEEDS AND PROBLEMS

Once again the City of Middletown, acting in conjunction with various municipal agencies, citizen advisory groups, concerned citizens and civic organizations, has prioritized as the critical continuing needs of the community, the stabilization and revitalization of certain neighborhoods, the conservation and expansion of the supply of housing for persons of low and moderate income and the improvement of the living environment. These problems and needs are compatible with those identified in the 1979 CDBG Entitlement Application and with the appropriate short and long-term objectives set to meet them.

All the activities being proposed under this single purpose preapplication comprise part of the broad strategy for making Middletown healthier, more attractive and more efficient place for all its citizenry, with particular emphasis on meeting the needs and improving the environment for its less advantaged, low and moderate income residents.

By emphasizing and addressing housing concerns and needs, it is assumed that a more normative life can be anticipated for the entire community. To date, Middletown has pursued the twin paths of development and rehabilitation, orchestrating various resources and means toward achieving overall community revitalization. In light of national financial constraints and a philosophical bent away from wholesale redevelopment concepts, it has utilized an imaginative combination of programs, projects and funding opportunities for changing and improving the face of the City.

Focus

Following an annual field monitoring visit in early November, 1979, the Hartford Area Office sent a letter to Mayor Cubeta, dated November 26,

Focus continued

1979. A portion of this letter forms the basis for this year's pre-application.

"In addition, we have commented before about the City's unusually tight housing market (low vacancy rate) for rental units affordable by lower income families. Despite the 16 units of new housing provided this year, we suggest the City consider inclusion of an appropriate number of new or substantially rehabilitated rental units in its Housing Assistance Goals for 1980-81, and that steps be taken to bring about the development of those units through either private or public action."

The Citizen's Advisory Committee and the Common Council have taken those comments to form the focal point for this single purpose preapplication
- HOUSING.

Quite naturally, the City's attention must drift to the Neighborhood Strategy Areas. The North End and South Farms areas, are where the largest concentrations of the City's low and moderate income persons and minority members reside.

Both these NSA's are often characterized by instability and transiency, though both have solid portions with long-term residency. Additionally certain development activities in the past couple of years, have signaled changes and improvements which provide the larger stage on which continuing improvements and concentrations of housing activity will have decidedly positive impact and benefits for their low and moderate income residents.

A brief description and the attached maps outlining the boundaries of the areas will underscore the needs, as well as the climate, for change and improvement.

North End

The North End NSA consists of about one square mile of urbanity, running adjacent to the Connecticut River on the east and north of Washington Street and west along Pearl Street, with Main Street transecting its heart.

Here, in Census Tract 5401, are concentrated a segment of the older Sicilian and Italian immigrant families, with a higher incidence of Black and Spanish-speaking families and individuals. Likewise, a high percentage of the City's elderly, poor, minorities and transients. The section immediately east of Main Street and along Main Street is the least stable portion of the NSA, with multiple dwelling units above ground level business establishments and large numbers of limited sized dwelling units in a substandard condition subject to blight and overcrowding. It is also an area where a great number of residences have been rehabbed with CD assistance and where, among the longer termed residents, there exists a strong pride in home and neighborhood, and solidity and stability to rival any other part of the City.

South Farms

The South Farms NSA has some, but not all, of the characteristics of the North End. It is more predominantly residential, being the home of many persons and their families who were originally, or currently, employed by large industries presently, or formerly, operating in and near the area and by the Connecticut Valley Hospital. Noticeable deterioration had begun in certain parts of the South Farms, with recent improvements contending to effect stabilization and revitalization. As a transitional neighborhood in portions of Census Tracts 5406 and 5407, there has been considerable turnover in home ownership and change in the ethnic and racial composition. Also missing are

South Farms continued

many of the amenities in terms of improved streets, sidewalks and good lighting. Recently, however, there have been some turnaround efforts, including construction of the City's new main post office on a major artery (Silver Street) and the opening of a bank branch and several small stores and businesses. Some street improvements are also making their marks.

Synopsis Of Plans/Development

A brief review and status update of programs and development on both NSA's is helpful in evaluating and analyzing the value and strength of the proposed activities under this preapplication and for placing in proper perspective, the City's efforts to make significant improvements for its residents and for creating the infra-structure essential to the ongoing revitalization process.

Both public and private efforts have been involved. The CDBG assisted loans and grants program has resulted in over 350 dwelling units either rehabilitated or committed for construction, while leveraging private financing and helping stimulate many individual owners to undertake renovations of their homes and properties.

Another CD funded/assisted program is now physically underway, aimed at residential renovation and facade restoration of businesses on the North End of Main Street. A Main Street modernization project is 97% complete (as of December 31, 1979), revamping the northern four-block stretch of Main Street between Washington Street and St. John's Square, including sidewalks, undergrounding utilities, new traffic signals, pedestrian amenities, etc. at a cost of \$810,000.00 with EDA/LPW contributing \$609,000.00 and the City, \$201,000.00.

Two Urban Systems Grants, involving \$2,241,000.00, will extend Dekoven Drive and improve East Main Street in the Central Business

Synopsis of Plans/Development continued

relieving congestion on Main Street and providing easier access around the City.

An Urban Mass Transit Administration Program valued at \$1.1 million is being executed to provide bus service in both NSA's and critical linkage to other portions of the City. In December, 1979, the downtown bus terminal site was purchased and will be renovated during 1980. Private development is beginning to make impact also. Substantial progress has been made with the completion and opening of Metro Square during the past year. Restoration of the historic "theatre block" is being spear-headed by Middlesex Mutual Assurance Company, thus bringing to construction reality the dreams of preservation enthusiasts.

The 1978 CD Small Cities Grant Program awarded Middletown \$600,000.00 for extending some of these housing programs and for parking space and recreational park development and for converting an historic asset to a public facility.

In sum, a strong concerted action by a public and private partnership is breathing new life and development in this old community, working a transformation that seemed beyond reality a few years back.

DESCRIPTION OF PROPOSED ACTIVITIES

Preface

The necessity for devoting this single purpose preapplication to "housing" is without question. Certainly, the need has been clearly emphasized by the U.S. Department of Housing and Urban Development in their letter to Middletown of November 26, 1979.

The standards for ranking preapplications suggest that in order to receive maximum consideration, or "substantial impact", the preapplication must completely solve the problem. The amount of funding available to non-metropolitan preapplicants is a constraining factor. Given the fact that a maximum of \$250,000.00 is available, Middletown has developed a preapplication which, it feels, gives substantial impact to the problem with the dollars attainable. Middletown is presenting, herein, a three pronged thrust into the housing need which will, when completed, offer housing assistance to a wide variety of low and moderate income users. We trust that you (HUD) will agree that the City seeks the "biggest bang for the buck!"

Loans And Grants Program For Residential Rehabilitation

This program is a continuing expansion of the ongoing rehabilitation which has been partly underwritten by CDBG funds and private financing and administered by the Greater Middletown Community Corporation (G.M.C.C.). Over the past four years, over \$400,000.00 has been successfully leveraged in the two NSA's for renovating over 350 dwelling units.

Briefly, the guidelines permit two loan programs, each of which requires bank participation for the non-block grant portion. Aimed at assisting low/moderate income, small families, owner-occupants, the

Loans and Grants Continued

guidelines conform with HUD's 235 Program. Grants for special cases are available to the elderly and handicapped up to \$4,000.00.

An important outgrowth of the program has been the fact over dozens of other properties have been rehabbed by their owners, caused, in part, by an awareness of the CD program and its impressive results in their neighborhood. In some cases, these individuals have sought technical assistance from G.M.C.C.

A fresh amount of funds would allow the continuation of this exemplary work since an estimated 150 units still remain eligible for rehab in both the North End and South Farms NSA's, particularly the latter area which was expanded in mid 1979.

An allocation of \$50,000.00 would allow for an estimated 13 applicants to be serviced, involving 30 dwelling units. At 2.9 persons per unit, the rehabilitation program would impact 87 low/moderate income persons. These figures are derived from the averages developed over the past four years by the Greater Middletown Community Corporation.

Housing Site Acquisition

The City of Middletown is proposing to reach into a new area of activity with CDBG dollars. Ever mindful of Federal policies and interests to conserve buildings, the City has undertaken a brief survey of existing, vacant structures which, through conversion, can be utilized for housing.

The most recently approved HAP cites an unmet need for family housing, primarily for small families. This proposal, unlike previous rehabilitation work, seeks to create new units and hence increase the community housing stock. The request for \$65,000.00 from CDBG would be used as seed money in generating additional financial commitments to carry out the project. This preapplication contains a letter the

Loans and Grants Continued

State Department of Housing indicating an availability of \$130,000.00. Together, these sources will be used to purchase land and buildings to be turned over for conversion and development.

The details of development have not yet been worked out, pending receipt of this grant. However, City officials have recently met with representatives of the banking community to determine their willingness to pursue such a project. Based upon local banks' Community Reinvestment Act Statements, the response has been very positive. The proposed project is somewhat similar, in scope, to the renovation of the old Middletown High School. This recent success lends credence to Middletown's ability to engage in a second effort.

Once purchased, the property can either be deeded to a profit oriented developer or to a non-profit housing agency. In either case, the premises would be turned over for a nominal amount. The developer, in all likelihood, would then seek Section 8 assistance from HUD. Through the banking community, the developer would seek to secure construction financing which could take a variety of forms, including GNMA which "has been instrumental in the financing of many Section 8 Substantial Rehabilitation projects".* Other possibilities for financing the project include HUD's Section 221(d)(3) and 221 (d)(4) programs. Whatever means are eventually developed, there is a very real willingness to work cooperatively between the government and banking interest.

If and when this project moves to execution, the City would seek to purchase a large vacant industrial building on South Main Street,

*"Innovations in Housing Renovations", Center for Community Development and Preservation, October, 1979, page 15.

Loans and Grants Continued

Route #17. This facility would yield approximately 60 units of family housing. At 2.9 persons per unit, an estimated 174 low and moderate income persons can be directly benefited by the CDBG dollars.

Housing Cooperative Program

This is the continuation of a previously funded CD assisted program (1978 and 1979 Small Cities Grant Awards totalling \$271,680.00) for the provision of home ownership opportunities for low and moderate income and minority families through a housing cooperative organization.

Briefly under this program, CD funds would be used to acquire and rehabilitate an additional four two and three-family houses. In turn, the buildings would be sold to a cooperative for low income tenants, using CHFA and/or other public/private financing sources. The mechanism for implementing this program involves a review board for screening applicants and determining eligibility. The program provides for rehabilitation and occupancy by low and moderate income families with the opportunity to gain equity and the concomitant responsibilities of home ownership. Maintenance and management is the responsibility of the occupants with a reserve type fund established to cover anticipated turnover and other contingencies.

Assisting the cooperative in all aspects of the real estate negotiations, contractual requirements and legal requirements is the Middletown office of Connecticut Legal Services, Inc. through extensive in-kind services. Administration of the rehab component is through a contractual relationship with G.M.C.C., the rehabilitation corporation for

Housing Cooperative Program Continued

for Middletown's residential and mixed-use programs.

This exciting and novel program that has generated solid interest and support from, not only the community, but other cities throughout New England. It is recognized as a potentially significant instrument for expanding housing for the low and moderate income family, for scatter site housing opportunities within and out the NSA's and for relieving another source of possible blight and decay in specific neighborhoods. Continued funding of this program would provide another four houses or eight dwelling units. At 2.9 persons per family, the program will serve an estimated 23 low and moderate income persons.

Child Development Center

In proposing funds for the Child Development Center, the City of Middletown feels strongly that this activity is incidental to and in support of the principle activity of housing. The most recently approved Housing Assistance Plan notes an increasing number of female-headed and single parent households. In order to afford adequate housing, these single parents often must seek employment and day-care facilities for children. The CAGM Child Development Center will fill that need.

In many other family situations, a second wage earner is a necessity. Here again, small children must be cared for in an adequate setting which supplies all their needs while away from the family. In short, the Child Development Center becomes a home-away-from-home.

The requested \$15,000.00 is but a small part of the total cost of the Center. With this commitment, CAGM will be able to move into

Child Development Center Continued

the construction phase on its property located within the Metro South Urban Renewal Project Area.

The Center will be constructed to primarily house the Head Start and Day Care Programs. Upon completion, the Center will serve 120 children and will gradually expand its program to 180 children. The Head Start and Day Care Programs are supported by the Federal Government through grants to CAGM. The construction of the Center insures that these programs are administered in an effective environment to bring about the desired results.

In an attachment to this preapplication, additional details are presented concerning the Child Development Center to which your attention is directed.

General Program Administration

As in the past, the CDBG program will be coordinated through the Municipal Development Office of the City of Middletown. The funds allocated for administration will return, in part, to the General Fund, the value of staff time spent on CDBG affairs. Other administrative expenditures involves legal fees, appraisals, citizens participation requirements and miscellaneous office expenses.

BENEFIT TO LOW/MODERATE INCOME PERSONSA. Rehabilitation Loan and Grant Program

This program is limited to those persons who qualify as low/moderate income applicants with earnings less than the maximum permitted under the Section 235 program. These income limits are verified through IRS statements. It is estimated that 20 dwelling units can be serviced with these funds. At 2.9 persons/unit, the total number of direct beneficiaries is 58 persons.

Therefore, \$50,000.00 x 100% equals \$50,000.00 of direct benefits to low/moderate income persons.

B. Housing Site Acquisition

This program is designed to provide new housing units for low/moderate income families. Following acquisition, the site will be turned over to either a local housing site development agency or to a developer with the stipulation that family housing be constructed. The weight of construction financing will require Section 8 rent subsidies in order to make them affordable to low/moderate income persons. In this way, there are a number of safeguards and assurances that all the funds will benefit low/moderate income families.

Therefore, \$65,000.00 x 100% equals \$65,000.00 of direct benefits to low/moderate income persons.

C. Housing Cooperative Program

This program is available only to low/moderate income persons. It is estimated that eight (8) families can be accommodated in the third year of implementation. At 2.9 persons/unit, that total number of direct beneficiaries will be 23 persons.

Therefore, \$105,000.00 x 100% equals \$105,000.00 of direct benefits to low/moderate income persons.

D. Child Development Center

C.A.G.M. is in existence for the sole purpose of providing programs and opportunities to low/moderate income persons. By virtue of its purpose, all beneficiaries of the Child Development Center will be low/moderate income persons.

Therefore, \$15,000.00 x 100% equals \$15,000.00 of direct benefits to low/moderate income persons.

Summary to Direct Benefits

Rehabilitation Loan and Grant Program	-\$ 50,000.00
Housing Site Acquisition	- 65,000.00
Housing Cooperative	- 105,000.00
Child Development Center	- 15,000.00
	<hr/>
Sub Total	\$235,000.00
General Program Administration	- 15,000.00
	<hr/>
Total Grant Requested	\$250,000.00

Therefore, with the exception of Administration funds, all single purpose dollars will directly benefit low/moderate income persons.

Section IV

PROGRAM COSTS

<u>Activity</u>	<u>Total Cost</u>	<u>HUD Cost</u>	<u>Other Sources</u>
Rehab. Loan/Grant Program	\$ 71,500.00	\$ 50,000.00	\$ 21,500.00
Housing Site Acquisition	195,000.00	65,000.00	130,000.00
Housing Cooperative	280,000.00	105,000.00	175,000.00
Child Development Center	715,000.00	15,000.00	700,000.00
General Program Administration	15,000.00	15,000.00	- 0 -
Total	\$1,276,500.00	\$250,000.00	\$1,026,500.00

Explanation Of Costs

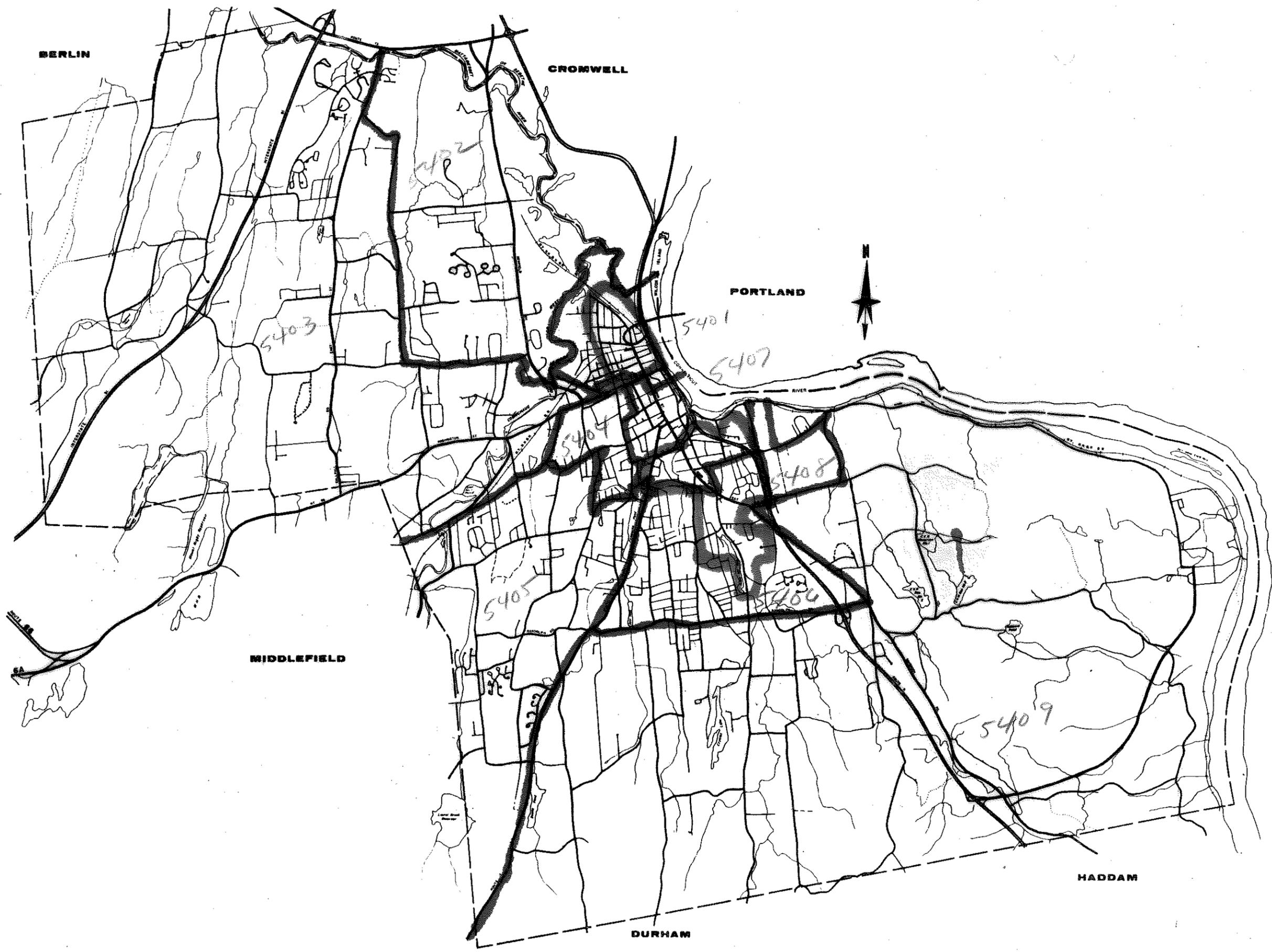
Rehab. Loan and Grant Program - Under local funding guidelines, grants are available up to \$4,000.00 for elderly and handicapped persons. Past experience has shown the City can expect at least five (5) requests for grants. The remaining monies available will be dispersed on a loan basis to be matched equally by the participants through local financial institutions. It is estimated that approximately \$9,000.00 will be used for administrative purposes.

Housing Site Acquisition - Included in this preapplication is a letter from the State of Connecticut, Department of Housing, indicating the availability of up to \$130,000.00 for the acquisition of a housing site.

Housing Cooperative - A total cost of \$280,000.00 is estimated for the third (3rd) phase of this program. Based upon past experiences, it is expected that \$160,000.00 can be secured from CHFA. The remaining \$15,000.00 comes from in-kind services contributed by the staff of Connecticut Legal Services, Inc.

Child Development Center - Total cost of this facility is \$715,000.00. The funding details explained in an attachment to this preapplication, indicate that the local share is \$238,292.00 while the Department of Human Resources is providing \$476,583.00

MAPS



1980 SMALL CITIES
PREAPPLICATION

LEGEND

5400 Census Tract
designation shown
in

	<u>% City Minority</u>	<u>% City Low/Moderate Income</u>
5401	10.5%	16.8%
5402	5.8	6.0
5403	4.6	7.5
5404	6.4	8.8
5405	8.2	16.7
5406	9.8	10.5
5407	29.0	17.8
5408	8.4	2.1
5409	17.3	13.8
	100.0%	100.0%

Neighborhood Strategy Areas
For Rehabilitation Assistance:

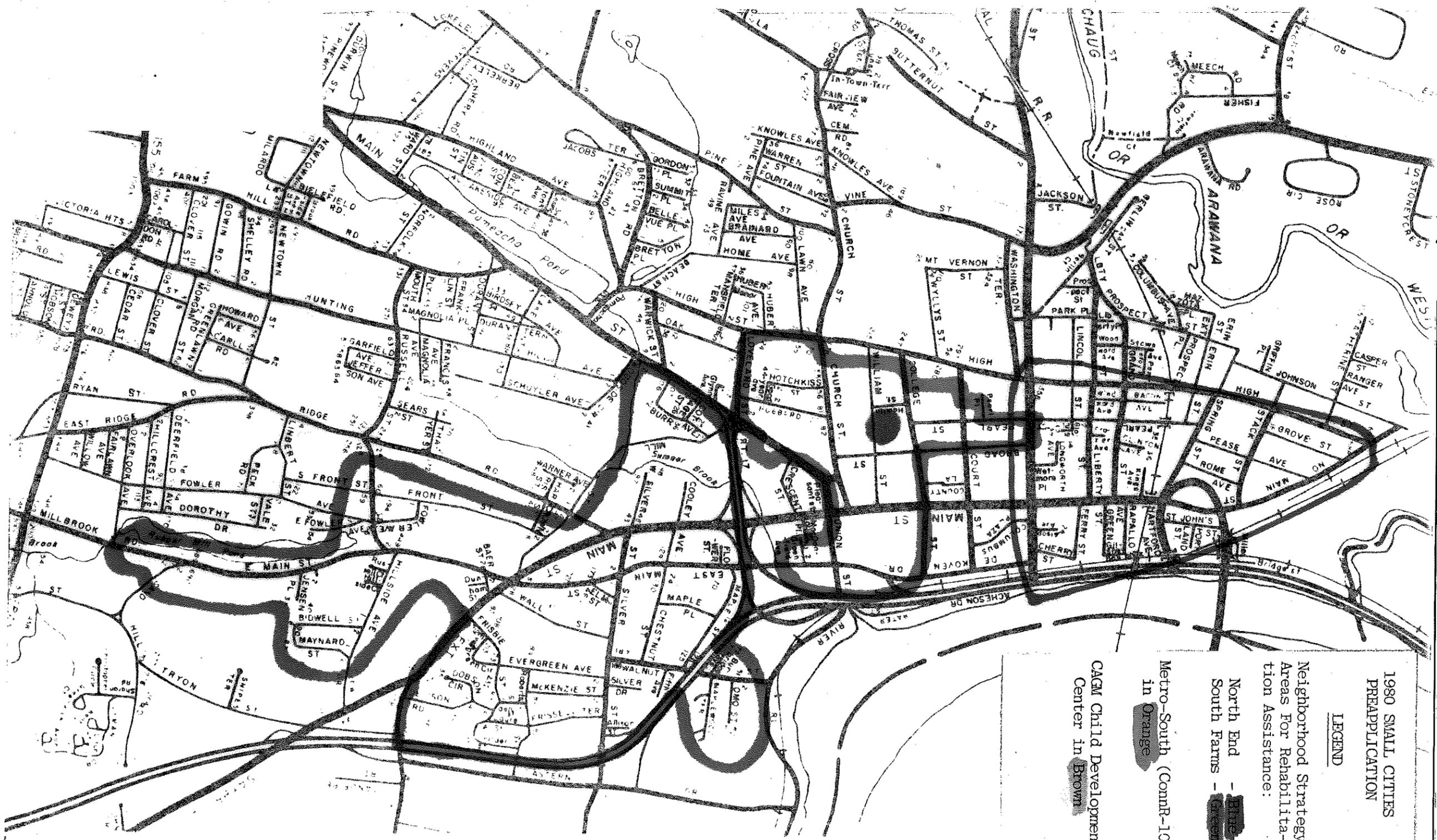
- North End -
- South Farms -

MIDDLETOWN,
CONNECTICUT



PLANNING AND ZONING
DEPARTMENT

DATE MAR. 79



1980 SMALL CITIES
PREAPPLICATION

LEGEND

Neighborhood Strategy
Areas For Rehabilitation
Assistance:

North End - - - - -

South Farms - - - - -

Metro-South (ConnR-105)
in Orange

CAGM Child Development
Center in Brown

OTHER PERFORMANCE FACTORS

- Section I - Housing Performance
- Section II - Community Position As Regional Center
- Section III - Consistance With State Growth Plans
- Section IV - Support Of Other Federal Programs Being Undertaken In Community

HOUSING PERFORMANCE

Pursuant to the Small Cities Review Process Statement, the City of Middletown claims points for past performance in housing.

Provision Of Low And Moderate Income Housing Outside Areas Of

Concentration - The bulk of housing assistance provided over the past four years has been through the Residential Rehabilitation Loan and Grant Program. By its very nature, that program deals with housing problems within the two designated Neighborhood Strategy Areas which were chosen in part for the presence of low/moderate income persons and minorities. Therefore, the most useful gauge for evaluating housing efforts outside of NSA's is the Section 8 program. The accompanying map indicates by census tract, the location of all existing Section 8 units in the community - by absolute number and by percentage. Comparison of these figures with 1970 census data will show that there is a shift away from census tract 5409 with greater emphasis being placed on census tract 5406 and 5406.

Dispersal By Race

Again the data provided by the Housing Authority has been utilized. Of the 27 minority units, 15% have been designated for census tract 5405 (vrs. 8.2% in the 1970 census). Similarly, 30% of the minority units are in census tract 5406 as opposed to 9.8% in 1970.

Carrying Out Housing Assistance Goals

The three-year housing goal as submitted to HUD in mid 1978, proposes a total of 675 units to be assisted between 1978 and 1981. Because program years are not always consistent with the reporting periods for Grantee Performance Reports, a statistical adjustment has been made to indicate that a significant number of housing units have been assisted in a one-year period. The Grantee Performance Report submitted in January, 1979, reports data beginning in May 1, 1978.

Housing Assistance Goals Continued

The housing data submitted in the Grantee Performance section of this preapplication brings forward that information to November 1, 1979. Together these two reports cover a period of eighteen (18) consecutive months. The former document reports a total of 276 housing units assisted while the later report shows 203 units assisted. Together these reports reflect 479 housing units assisted in an 18-month period. By multiplying the 479 units by 2/3rd's, there is a statistical representation for one-year of activity of 319 units.

Therefore, the percentage housing activity over a recent one-year period is as follows:
$$\frac{319 \text{ units/year}}{675 \text{ units-3 year goal}} = 47\%$$

Based on these figures, Middletown has exceeded 40% of its overall goals as established in the 1978 HAP.

Section 8 Existing Program



SECTION 8 EXISTING PROGRAM

<u>CENSUS TRACT</u>	<u>TOTAL UNITS</u>	<u>MINORITY UNITS</u>
5401	30(31%)	3(11%)
5402	6(6%)	1(4%)
5403	5(5%)	0(0%)
5404	2(2%)	0(0%)
5405	6(6%)	4(15%)
5406	23(24%)	8(30%)
5407	22(23%)	9(33%)
5408	3(3%)	2(7%)
5409	0(0%)	0(0%)

TOTAL 97(100%) 27(100%)

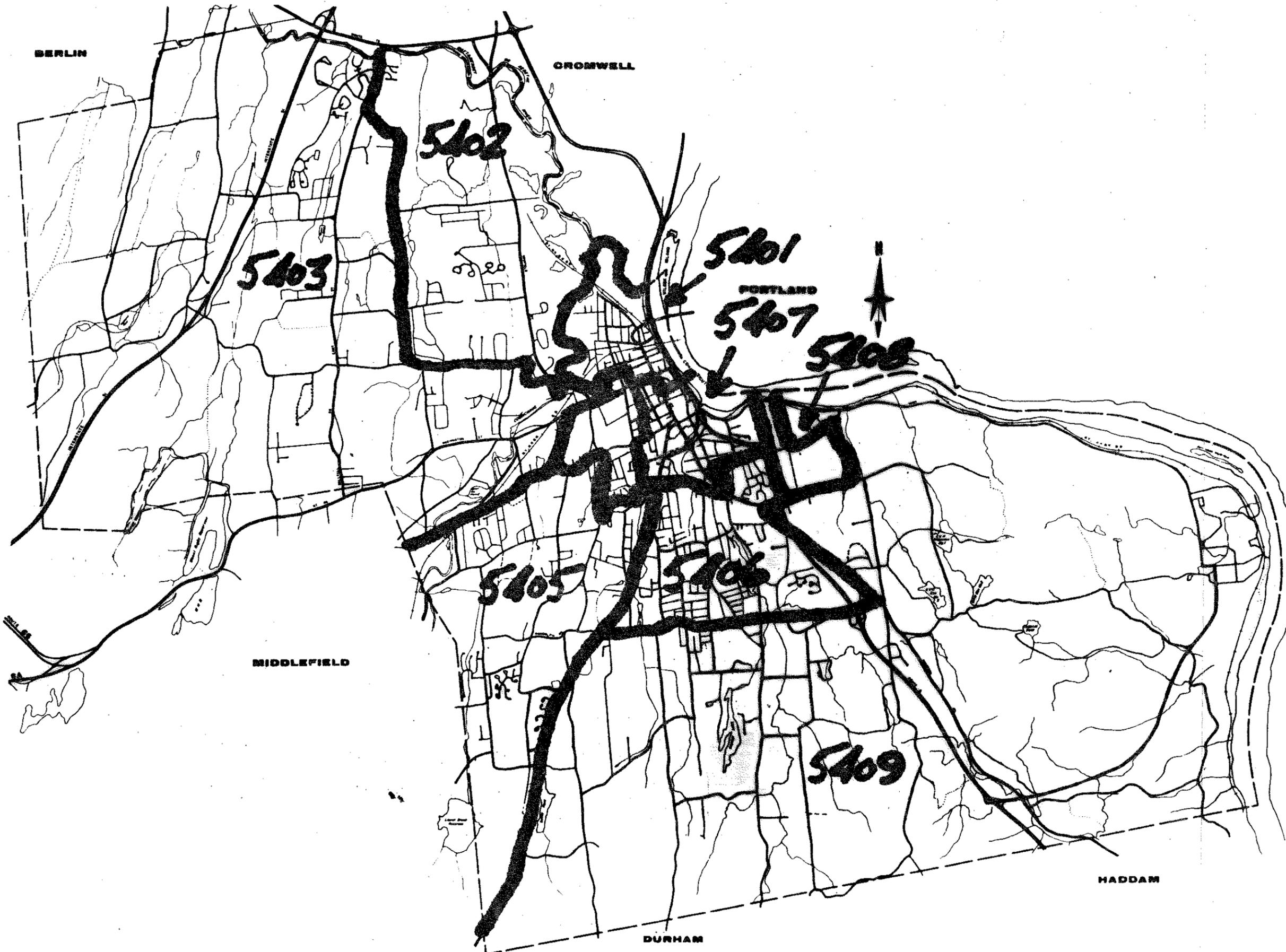
Source: Middletown
Housing
Authority

**MIDDLETOWN,
CONNECTICUT**



PLANNING AND ZONING
DEPARTMENT

DATE MAR. 79



Section 8 Existing Program

SECTION 8 EXISTING PROGRAM

CENSUS TRACT	TOTAL UNITS	MINORITY UNITS
5401	30(31%)	3(11%)
5402	6(6%)	1(4%)
5403	5(5%)	0(0%)
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5406	23(24%)	8(30%)
5407	22(23%)	9(33%)
5408	3(3%)	2(7%)
5409	0(0%)	0(0%)

TOTAL 97(100%) 27(100%)

Source: Middletown Housing Authority

MIDDLETOWN, CONNECTICUT



PLANNING AND ZONING DEPARTMENT

DATE MAR. 79

Community Position as a Regional Center

In this section of the preapplication, Middletown's role as a regional center is documented. Hence, the City hereby claims 25 points for enhancing its leadership position in Middlesex County through this Small Cities Program.

Below are cited reports wherein Middletown is acknowledged by others in serving functions or in exerting influence which extends far beyond the corporate boundaries.

• Conservation and Development Policies Plan dated February, 1979 - this Plan designates a portion of the City as an Urban Center, the only such designation in Middlesex County. Urban Centers are to receive the highest development priority under this plan. The stated strategy is: "Highest priority for affirmatively supporting rehabilitation and further development toward revitalization of the economic, social and physical environment of urban centers".

An additional portion of the community is shown by the Plan as Urban Conservation Area. This second level of development priority carries the following action strategy: "Support for maintenance of basically stable developed neighborhoods and communities as well as intensification of development when supportive of community stability and consistent with the capacity of available urban services".

All programs proposed within this preapplication will be located in either "Urban Centers" or "Urban Conservation Areas".

• Connecticut Market Data, 1979 - this annual publication of the State Department of Economic Development presents comparative information for communities throughout the State.

The 1970 Census reported that Middletown's population represented 47% of the entire Midstate Region. Of the 37 total banking facilities in the Midstate Region, sixteen (16) or 43% are located in Middletown.

Within the region in 1977, the City of Middletown had 72% of all non-agricultural and manufacturing jobs. The Middletown Press is the only daily newspaper published in the County with a circulation of nearly 21,000 copies.

• Overall Economic Development Plan - Middletown Labor Market Area - from the O.E.D.P. there are numerous observations pointing to Middletown's strength: thirty-two (32) percent of the work force in the labor market area (Middlesex County plus Marlborough) is located in Middletown; forty-one (41) percent of all retail trade dollars spent in 1970 within the labor market area, were spent in Middletown.

• Transit Development Program, 1978 by the Midstate Regional Planning Agency - "The household population of the Midstate Region was estimated at 88,400 as of January, 1976. Of the eight towns, Middletown's household population of 40,050 comprised 45.3 percent of the regional total. (It should also be noted that Middletown has some 4,000 additional persons in "group quarters" - Municipal Development Office, City of Middletown).

Concerning employment opportunities the Transit Program states: "By 1980, it is estimated that the number of jobs in the region will approach 38,000, or an additional growth in employment of 30 percent over 1975 levels. Approximately half of this increase is projected to be within the City of Middletown".

The Transit Development Program identified all regional major employment centers, generally considered to be places with at least 200 jobs. In 1975, eighty-five (85) percent of all jobs at major employment centers were within the City of Middletown.

Within the Midstate Region "only Middletown, at 0.423 HU/GA, has an average housing density which exceeds the state average".

Regarding regional travel patterns, the Program states: "In 1975,

an estimated 194,245 person trips per day originated in the eight towns of the Midstate Region. Of these, 47.2 percent originated in Middletown and 38.6 percent had a final destination in Middletown".

When considering future developments the Program noted: "Several large-scale development projects are taking shape in the Middletown area which, if brought to fruition, will significantly impact travel behavior in and through the Midstate Region".

Regional Development Guide and Housing Element Number 8, dated 1978 by the Midstate Regional Planning Agency - both reports provide detailed data and documentation concerning housing and land use within the Midstate Region. Both reports continue to underscore the importance of Middletown as a population and employment center.

.....

It is quite evident from the weight of testimony offered by the above cited reports that the City of Middletown is clearly a regional center. As in the past, Middletown prides itself in taking a leadership role in the use of CDBG funds to: provide housing resources for its low and moderate income population; provide employment and related economic programs; and provide those human services which contribute to the quality of life in the community. Middletown believes that the programs contained in this preapplication will serve to strengthen the community.

CONSISTANCY WITH STATE GROWTH PLANS

In proposing a single purpose preapplication for housing, the City of Middletown hereby claims 25 points for consistency with State plans.

Conservation And Development Policies Plan

In February, 1979, the State of Connecticut adopted the Conservation and Development Policies Plan for the three year period 1979 - 1982.

Below are listed those portions of the Plan which the City of Middletown feels are addressed with this preapplication and the means by which the Plan will be furthered.

One of the issues under Transportation Services, is: "Individual choice of travel mode can be expected to be more varied in response to changing population characteristics, energy costs, energy shortages, shelter costs, and changing life styles". While the issues and policies identified for transportation are primarily orientated to the provision of various modes of travel, Policy E clearly is supported by several of the housing proposals in the preapplication. Policy E states "Support the transportation system proposals that serve to implement the growth policies in the Plan". Action 2 of Policy E reads: "Promote land use densities and development in locations that are supportive of mass transportation service".

One of the housing projects in this preapplication will involve the acquisition of a site in Middletown which, through substantial rehabilitation, can be converted into family housing. The City's Municipal Development staff has surveyed the community for large vacant buildings, has listed them, and has found that the most desirable and convertible buildings are in the older portions of the community which will be served by the City's new mass transit system.

City staff is particularly interested in several factory locations to

the south of the business district along Bus Route #3. The placement of new low and moderate income family units here or in other similar locations will serve to strengthen the bus system by making it accessible to those persons who are more likely to use mass transit. The portion of the State Policy Plan dealing with housing, cites two policies which will be directly addressed by this preapplication. Policy B states: "Preserve existing residential neighborhoods and existing housing stock". In support of that policy are three (3) actions which are particularly applicable to this preapplication.

Action 1: Obtain maximum continuous use of existing housing stock through expansion of programs of conservation, rehabilitation, code enforcement, conversion, trading assistance and urban homesteading.

Action 2: Support programs of stringent enforcement of housing and health codes which serve to maintain and upgrade stable residential neighborhoods and serve to rehabilitate and improve deteriorating neighborhoods.

Action 5: Increase opportunities for home ownership and equity in housing.

Action 1 is supported by the continuation of the Rehabilitation Loan and Grant Program, the Housing Site Acquisition (through conversion) and by the Housing Cooperative. Each program strives to maintain the housing stock through code enforcement and rehabilitation. The City's rehabilitation administrators - Greater Middletown Community Corporation together with City Sanitarians - inspect housing units and seek to correct housing, health and building code violations. The Housing Cooperative Program seeks to purchase older residential structures, rehabilitate them and make the units available to low and moderate income homeowners.

Action 2 is supported most strongly by the residential Rehabilitation Loan and Grant Program. Over the years, this program has dealt with two Neighborhood Strategy Areas, both of which are shown on the State Locational Guide Map as urban centers or urban conservation areas. The Program has been particularly successful in reversing the decline in portions of the City's North End and instilling a sense of neighborhood pride. The rehabilitation emphasis is currently in the South Farms area.

The Housing Cooperative Program, through its legal entity Equity in Housing of Middletown, Inc., addresses Action 5. The proposed funding level will allow for the acquisition of six to eight additional units in two buildings which will be made available to low and moderate income families on a home ownership basis.

Policy C of Housing states: "Coordinate the State Housing Plan and Municipal and private actions with the policies of this Plan". Under Policy C, Action 1 follows: "Provide housing in proximity to jobs and public facilities, particularly existing public transportation and sewer and water systems".

All three Housing Programs are aimed at those portions of the community identified as either urban centers or urban conservation areas on the Locational Guide Map. As such, these are the portions of the community which will be served most intensively by mass transportation and which now are served by public sewer and water systems. Both Neighborhood Strategy Areas adjoin the Central Business District and, for the most part, are within walking distance of Middletown's Main Street. Hence, the desire to provide new housing and rehabilitated housing for low and moderate income families in proximity to employment opportunities, public facilities, and shopping areas.

The Conservation and Development Policies Plan also reaches to improve

the human service aspects of State Programs. The Plan notes that because increasing numbers of young adults, particularly females, are seeking employment opportunities, services must be specially designed.

Under the general topic of Population and Human Development, Policy C reads: "Provide essential services in the area of human resources and social services in an effective, comprehensive and efficient manner. In support of that policy statement are two actions which are addressed by the CAGM Child Development Center.

Action 1: Provide a coordinated array of services to meet the multiple needs of people, including community-based and institutional services.

Action 2: Assure program which encourages self sufficiency.

The Child Development Center is being sponsored by CAGM, a community-based organization whose goals are to serve all low and moderate income persons in Middletown. By providing day time activities for children, parents are allowed the opportunity to become employed, and hence, self sufficient.

Urban Action Task Force

In the report entitled Urban Action Task Force, dated December, 1978, the present State activities concerning housing and community development were listed including "Grants to municipalities through the Housing Site Development Program for acquisition or improvement of sites for acquisition of blighted structures for rehabilitation to provide housing for low and moderate income families. The recent emphasis has been on rehabilitation". (page 4-37)

The portion of this preapplication which addresses the acquisition of a site for conversion to housing is proposing to utilize a Housing Site Development Grant.

On page 4-41 of the Task Force Report, the following are listed as essential to the successful meeting of housing needs for Connecticut people:

- . Promote neighborhood conservation wherever possible.
- . Provide financial assistance where needed to avoid displacement of families and to make maximum use of the existing housing stock.
- . Build new housing where the existing stock is inadequate and where necessary to expand choice and opportunity and permit families to live closer to employment.
- . Promote homeownership.
- . Meet the needs of the elderly and non-elderly, including large families.
- . Assure that federal programs are effectively used.

This preapplication through its proposed housing activities, firmly addresses each of these essential needs.

SUPPORT OF OTHER FEDERAL PROGRAMS

This portion of Middletown's preapplication addresses the interrelationships between the Single Purpose Grant for housing and other Federal Programs currently being undertaken in the community. Because of these supportive associations, Middletown claims 25 points.

Below are listed those Federal Programs which will be positively impacted by the Single Purpose Grant.

- Urban Systems - currently there are two (2) urban systems programs underway in Middletown which are financially supported at three governmental levels - Federal Highway Administration (70%); Connecticut Department of Transportation (15%); and City of Middletown (15%). Both projects are designed to improve the vehicular circulation within Neighborhood Strategy Areas - DeKoven Drive Extension in the North End and East Main Street Improvements in the South Farms. These improvements are but a part of the overall neighborhood recovery, which in another era, would have been funded under the umbrella of urban renewal. There is a very definite linkage between the Dekoven Drive Project and new housing units. Under this roadway program the State of Connecticut has through its DOT staff, agreed to handle all acquisition and relocation. The State has completed its relocation findings, which substantiates the low vacancy rate in the City. Despite the relatively few families and individuals to be moved, the State is looking toward new relocation resources.

- Mass Transit - through the Urban Mass Transportation Administration, the Federal Government is providing the dollars to implement plans for a bus system in Middletown. In developing demographic studies, transportation consultants, Alan Voorhees Associates, identified all large housing concentrations, particularly those inhabited by low and moderate income families. Most of those concentrations have been aided by

HUD through its various housing programs. Additionally, the City seeks to acquire a new housing site through this preapplication which is located along one of the bus routes.

• Urban Renewal - renewal project CONN.R-105 (Metro-South) is a HUD supported project. Last year, HUD graciously granted the City a Categorical Settlement Grant of \$6.2 million to finish the project. At this time, only several parcels remain undeveloped. One has been designated for the CAGM Child Development Center. By approving this preapplication and the subsequent full application, HUD will ensure the construction of the facility and hence aid in the close-out of the Metro-South Urban Renewal Project.

• Head Start and Day Care - through the Federal Department of Health, Education and Welfare, Community Action for Greater Middletown (C.A.G.M.) receives grants for the operation of various programs to aid low and moderate income persons. Through the construction of the Child Development Center, Head Start and Day Care, in particular, will be housed in modern, acceptable facilities.

• Community Development Block Grants - the projects contained in this preapplication build upon previous Block Grant activities. The Residential Rehabilitation Loan and Grant Program and the Housing Cooperative Program are both proposed for continuation through this preapplication. The third housing program, Housing Site Acquisition, is geared toward creating a significant number of new low/moderate income family units in or near the Neighborhood Strategy Areas. The NSA's have been the focal point of CDBG activities since Program Year One.

CITIZEN PARTICIPATION CERTIFICATION

U.S. Department of Housing and Urban Development

Community Development Block Grant
Entitlement Grants Program
Assurances

The applicant hereby assures and certifies that:

(a) It possesses legal authority to apply for the grant, and to execute the proposed program.

(b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

(c) It has complied with all the requirements of OMB Circular No. A-95 as modified by 24 CFR 570.310 and that either:

(1) Any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or

(2) The required procedures have been followed and no comments or recommendations have been received.

(d) Prior to submission of its application, the applicant has:

(1) Prepared a written citizen participation plan, which:

(i) Provides an opportunity for citizens to participate in the development of the application, encourages the submission of views and proposals, particularly by residents of blighted neighborhoods and citizens of low- and moderate-income, provides for timely responses to the proposals submitted, and schedules hearings at times and locations which permit broad participation;

(ii) Provides citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;

(iii) Provides for public hearings to obtain the views of citizens on community development and housing needs; and

(iv) Provides citizens with an opportunity to submit comments concerning the community development performance of the applicant.

(2) Followed this plan in a manner to achieve full participation of citizens in development of the application. The applicant shall also follow this plan to achieve full citizen participation in all other stages of the program.

(e) Its chief executive officer or other officer of applicant approved by HUD:

(1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to 24 CFR 570;

(2) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

(f) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight.

[The requirement for this certification will not preclude the Secretary from approving an application where the applicant certifies, and the Secretary determines, that all or part of the Community Development Program activities are designed to meet other community development needs having a particular urgency as specifically explained in the application in accordance with §570.302(f).]

(g) It will comply with the regulations, policies, guidelines and requirements of OMB Circular No. A-102, Revised, and Federal Management Circular 74-4 as they relate to the application, acceptance, and use of Federal funds under 24 CFR 570.

(h) It will administer and enforce the labor standards requirements set forth in 24 CFR 570.605 and HUD regulations issued to implement such requirements.

(i) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements, approved in accordance with OMB Circular No. A-102, Revised.

(j) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.

(k) It will require every building or facility (other than a privately owned residential structure) designed, constructed, or altered with funds provided under 24 CFR 570 to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A-117.1-R 1971, subject to the exceptions contained in 41 CFR 101-19.604. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

(l) It will comply with:

(1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits.

(2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services.

(3) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under 24 CFR 570.

(4) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.

(5) Executive Order 11246, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), and Section 4(b) of the Grant Agreement, which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.

(m) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(n) It will:

(1) To the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title III, and HUD implementing instructions at 24 CFR Part 42; and

(2) Inform affected persons of their rights and of the acquisition policies and procedures set forth in the regulations at 24 CFR Part 42 and §570.602(b).

(o) It will:

(1) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and §570.602(a);

(2) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income;

(3) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex, or source of income; and

(4) Inform affected persons of the relocation assistance, policies and procedures set forth in the regulations at 24 CFR Part 42 and 24 CFR 570.602(a).

(p) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(q) It will comply with the provisions of the Hatch Act which limits the political activity of employees.

(r) It will give HUD and the Comptroller General through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.

(s) It will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify HUD of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

(t) It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973. Pub. L. 93-234, 87 Stat. 975, approved December 31, 1973. Section 103(a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.

(u) It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. seq.) by:

(1) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and

(2) complying with all requirements established by HUD to avoid or mitigate adverse effects upon such properties.

STATUS REPORT CONCERNING GRANTEE PERFORMANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

GRANTEE PERFORMANCE REPORT

1. GRANTEE NAME AND ADDRESS

City of Middletown, Connecticut
Municipal Building
Middletown, Connecticut 06457

2. DATE OF PERIOD COVERED
BY REPORT

FROM: 5/1/79

TO: 12/31/79

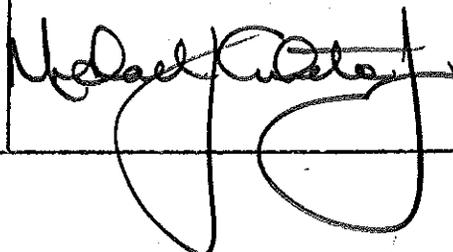
3. THE GRANTEE CERTIFIES THAT:

- (a) To the best of its knowledge and belief the data in this report was true and correct as of the date in Item 2.
- (b) The records mentioned in 24 CFR Part 570.907 are being maintained and will be made available upon request.
- (c) Federal assistance made available under the CDBG Program is not being utilized to reduce substantially the amount of local Financial Support for community development activities below the level of such support prior to the start of the CDBG Program Year.

TYPED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Michael J. Cubeta, Jr.
Mayor

SIGNATURE



TELEPHONE NO.

(Include Area Code)

(203) 347-4671 x200

DATE

1/7/80

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

I. PROGRESS ON PLANNED ACTIVITIES

GRANTEE NAME: City of Middletown, Connecticut
 DATE: 12/31/79
 PERSON WHO CAN BEST ANSWER QUESTIONS ABOUT FORM: William M. Kuehn, Jr.
 HUD GRANT IDENTIFICATION NO:

NO. (1)	DESCRIPTION (2)	YEAR BEGUN (3)	CENSUS TRACT (4)				ORIGIN (5)	CURRENT ESTIMATED COMPLETION DATE (6)	RELATED BUDGET LINE ITEM (7)	AMOUNT				
										CURRENT ESTIMATED COST (8)	OBLIGATED		EXPENDED	
											CURRENT PROGRAM YEAR (9)	LIFE OF PROGRAM (10)	CURRENT PROGRAM YEAR (11)	LIFE OF PROGRAM (12)
1	Smoke Detector System - Sbona Towers	1st	5	4	0	7	A	2/77	2	68,914.	--	68,914.	--	68,914
2	Recreation Equipment For Housing Projects	DR	5	4	0	2	A	DR	--	--	--	--	--	--
3	Community Health Center	1st	5	4	0	1	E	9/80	9	94,326.	29,350.	94,326.	13,503.	66,939
4	U.P.R.O.S.E.	1st	5	4	0	1	A	8/76	9	8,691.	--	8,691.	--	8,691
5	Project Turtle	1st	5	4	0	7	E	9/80	9	55,617.	5,350.	55,617.	13,500.	47,669
6	Monday Night Club	1st	5	4	0	7	A	11/76	9	2,000.	--	2,000.	--	2,000
7	Concerned Tenants Organization	1st	5	4	0	4	A	8/77	9	15,000.	--	15,000.	--	15,000
8	Rehabilitation Program Administration	1st	5	4	0	1	E	--	14	200,000.	23,000	137,900.	27,943.	109,067
9	Rehabilitation Loans and Grants	2nd	5	4	0	1	E	--	4	1,000,000.	273,479	674,120.	90,479.	491,120
10	Special Studies to Determine needs of Low Income Persons	DR	A				A	DR	--	--	--	--	--	--

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

I. PROGRESS ON PLANNED ACTIVITIES

GRANTEE NAME		DATE	PERSON WHO CAN BEST ANSWER QUESTIONS ABOUT FORM					HUD GRANT IDENTIFICATION NO					
City of Middletown, Connecticut		12/31/79	William M. Kuehn										
NO.	DESCRIPTION	YEAR BEGUN	CENSUS TRACT			ORIGIN	CURRENT ESTIMATED COMPLETION DATE	RELATED BUDGET LINE ITEM	AMOUNT				
									CURRENT ESTIMATED COST	OBLIGATED		EXPENDED	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	CURRENT PROGRAM YEAR (9)	LIFE OF PROGRAM (10)	CURRENT PROGRAM YEAR (11)	LIFE OF PROGRAM (12)		
11	Special Studies for Rehabilitation and/or Preservation of Historic Buildings	3rd	A			B	3/80	13	7,952.	4,988.	7,952.	4,588.	7,552.
12	Study of South Farms Recreational Needs	2nd	5 4 0 6			A	4/77	13	1,342.	—	1,342.	—	1,432.
			5 4 0 7										
13	Historic Preservation of Main Street Firehouse	2nd	5 4 0 1			A	12/77	2	10,470.	—	10,470.	—	10,470.
14	Metro South	2nd	5 4 0 7			F	1981	11	7,774,904.	110,873.	164,273.	110,873.	164,273.
15	City School Field	2nd	5 4 0 7			H	6/79	2	20,039.	—	20,039.	—	20,039.
16	General Program Administration	1st				E		14	20,000./year	11,287.	83,172.	26,457.	82,570.
17	North End Housing Sites, Discretionary	DR	5 4 0 1			A	DR	—	—	—	—	—	—
18	Housing Survey	2nd	A			D	11/78	13	2,592.	66.	2,592.	116.	2,592.
19	Sidewalk Replacement	3rd	5 4 0 1			A	8/79	2	14,993.	5,177.	14,993.	5,177.	14,993.
			5 4 0 6										
			5 4 0 7										
20	Tree Planting	3rd	5 4 0 1			A	3/80	2	4,000.	—	3,153.	—	3,153.
			5 4 0 6										
			5 4 0 7										

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

I. PROGRESS ON PLANNED ACTIVITIES

GRANTEE NAME		DATE	PERSON WHO CAN BEST ANSWER QUESTIONS ABOUT FORM				HUD GRANT IDENTIFICATION NO				
City of Middletown, Connecticut		12/31/79	William M. Kuehn, Jr.								
NO.	DESCRIPTION	YEAR BEGUN	CENSUS TRACT	ORIGIN	CURRENT ESTIMATED COM- PLETION DATE	RELATED BUDGET LINE ITEM	AMOUNT				
							CURRENT ESTIMATED COST	CURRENT PROGRAM YEAR	LIFE OF PROGRAM	CURRENT PROGRAM YEAR	LIFE OF PROGRAM
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
21	Long River Village Modernization	3rd	5 4 0 9	A	1/79						
	a) Window Replacement	"	5 4 0 9	A	10/78	4	191,671	---	191,671	---	191,671
	b) Insulation	"	5 4 0 9	A	12/78	4	61,241	---	61,241	---	61,241
	c) Doors and Hardware Replacement	"	5 4 0 9	A	1/79	4	175,088	---	175,088	---	175,088
	d) Project Administration	"	5 4 0 9	A	1/79	14	8,200	---	8,200	---	8,200
	e) A/E Fees	"	5 4 0 9	A	1/79	13	32,000	---	32,000	---	32,000
22	Main Street Residential Rehabilitation	3rd	5 4 0 1	C	10/80						
	a) Loans and Grants	"	5 4 0 1	C	10/80	5	312,500	165,000	165,000	---	---
	b) Program Administration	"	5 4 0 1	C	10/80	14	54,500	29,500	54,500	9,400	25,000
	c) Contingencies	"	5 4 0 1	C	10/80	17	25,000	1,000	10,000	7,139	7,139
23	Low and Moderate Income Housing Cooperatives	4th	A	A	12/80						
	a) Administration	"	A	A	12/80	14	27,000	15,000	27,000	9,200	9,200
	b) Acquisition and Relocation	"	A	A	12/80	1	205,000	115,000	205,000	27,315	27,315
	c) Operating and Replacement Reserve	"	A	A	12/80	17	39,680	21,680	39,680	4,423	4,423
24	Update Sanborn Maps	4th	A	B	4/79	13	2,967	7	2,967	2,967	2,967
25	Downtown CDBG Report	4th	5 4 0 1 5 4 0 7	B	6/79	13	5,800	3,760	3,760	---	---

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

I. PROGRESS ON PLANNED ACTIVITIES

GRANTEE NAME		DATE	PERSON WHO CAN BEST ANSWER QUESTIONS ABOUT FORM					HUD GRANT IDENTIFICATION NO				
City of Middletown, Connecticut		12/31/79	William M. Kuehn, Jr.									
NO.	DESCRIPTION	YEAR BEGUN	CENSUS TRACT	ORIGIN	CURRENT ESTIMATED COMPLETION DATE	RELATED BUDGET LINE ITEM	AMOUNT					
							CURRENT ESTIMATED COST	OBLIGATED		EXPENDED		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	CURRENT PROGRAM YEAR (9)	LIFE OF PROGRAM (10)	CURRENT PROGRAM YEAR (11)	LIFE OF PROGRAM (12)	
26	Off-Street Parking and Open Space	4th	5 4 0 1	A	8/80							
	a) Acquisition	"	5 4 0 1	A	8/80	1	65,000.	21,800	21,800.	21,800.	21,000.	
	b) Demolition	"	5 4 0 1	A	8/80	4	10,000.	--	--	--	--	
	c) Relocation	"	5 4 0 1	A	8/80	12	19,000.	--	--	--	--	
	d) Administration	"	5 4 0 1	A	8/80	14	15,000.	12,512	12,512.	12,312.	12,312.	
	e) Development	"	5 4 0 1	A	8/80	2	76,000.	--	--	--	--	
27	Restoration of Historic Asset	4th	5 4 0 1	A	5/80							
	a) Acquisition	"	5 4 0 1	A	5/80	1	45,000.	--	--	--	--	
	b) Administration	"	5 4 0 1	A	5/80	14	20,000.	1,500	1,500.	1,500.	1,500.	
	c) Relocation	"	5 4 0 1	A	5/80	12	37,000.	--	--	--	--	
	d) Demolition	"	5 4 0 1	A	5/80	4	5,000.	--	--	--	--	
	e) Construction	"	5 4 0 1	A	5/80	2	28,000.	--	--	--	--	
28	Fair Housing Advertising	5th	A	A	9/80	13	2,000.	--	--	--	--	
29	Comprehensive Planning	5th	A	A	9/80	13	7,300.	--	--	--	--	
30	Main Street Firehouse Renovation	5th	5 4 0 1	A	10/80	2	24,000.	--	--	--	--	
31	Housing Authority Smoke Detectors	5th	A	A	6/80	2	38,400.	--	--	--	--	

Supporting Narrative Concerning Progress On Planned Activities

1. Smoke Detector System - Sbona Towers

Project complete - no change since last report.

2. Recreational Equipment For Housing Projects

Project complete - no change since last report.

3. Community Health Center

The Center received \$5,350.00 in the 5th Entitlement Year and \$24,000.00 from the 1979 Small Cities Program. Contracts have been signed for both and both programs are being executed according to schedule.

4. United Puerto Rican Organization For Spanish Education (U.P.R.O.S.E.)

Project complete - no change since last report.

5. Project Turtle

This project has been awarded \$5,350.00 in the 5th Entitlement Year. A contract has been signed and bills recently submitted for the first quarter of activity.

6. Monday Night Club

Project complete - no change since last report.

7. Concerned Tenants Organization

Project complete - no change since last report.

8. Rehabilitation Program Administration

Recently the Citizen's Advisory Committee approved administrative fees of \$24,500.00 under the 1979 Small Cities Program. A contract is being prepared pursuant to HUD's Guide Form For Professional Services Contracts.

9. Rehabilitation Loans and Grants

This program continues to progress smoothly. Funding commitments are now being made from the 1979 Small Cities Grant.

10. Special Studies For Low Income Persons

Project complete - no change since last report.

11. Historic Preservation Study

The three volume report entitled Historical and Architectural Resources, Middletown, Connecticut, was published by the Greater Middletown Preservation Trust and presented to the Citizen's Advisory Committee on September 27, 1979. A second publication entitled Middletown's Neighborhoods: A Heritage To Save, will be published in early 1980.

12. Study of South Farms Recreational Needs

Project complete - no change since last report.

13. Historic Preservation Of Main Street Firehouse

Project complete - no change since last report.

14. Metro-South

During the past year, \$1,513,504.00 of 5th Year Entitlement monies plus \$6,208,000.00 of Categorical Settlement Funds have been made available to the Middletown Redevelopment Agency. As of this report \$120,000.00 has been drawn down. With the "breaking" of Spring, numerous site improvement projects will be under way, rapidly increasing the rate of draw-down.

15. City School Field

Project complete - no change since last report.

16. General Program Administration

The rate of draw-down proceeding smoothly.

17. North End Housing Sites

Project dropped - no change since last report.

18. Housing Survey

Project complete - all final bills now paid.

19. Sidewalk Replacement

Project complete during Summer of 1979.

20. Tree Planting

The remaining funds have been committed to a landscaping contractor. The project will be closed within the next several months.

21. Long River Village Modernization

Project complete - no change since last report.

22. Main Street Residential Rehabilitation

The first two buildings are under construction. All monies are encumbered from the 1976 Discretionary Grant. The City has been advised to seek a historic district in this area for purposes of expediting this grant plus other CDBG activities involving physical change to Main Street properties. Interest has been generated which will commit the bulk of monies added to this project from the 1979 Small Cities Grant.

23. Low And Moderate Income Housing Cooperatives

The first two properties were purchased in August, 1979 and are 95% rehabilitated. Tenants have been selected to occupy these buildings. CHFA has recently given a firm commitment for an additional \$85,000.00 to purchase an additional two buildings within the first two months of 1980. A contract committing the 1979 Small Cities Funds is being prepared in accordance with the HUD Guide Form For Professional Services Contracts.

24. Update Sanborn Maps

Project complete in mid 1979.

25. Downtown CDBG Report

This report is in the final review stage and will be put to bid for printing in late January, 1980.

26. Off-Street Parking And Open Space

In mid 1979, the City officially contributed its cash share to the project of \$150,000.00. Two appraisals were secured for all sites and the first property acquired in December, 1979. Additional properties will follow shortly.

27. Restoration Of Historic Asset

The State Historical Commission inexplicably turned down a request for National Registry by a 5 - 4 vote in mid 1979. Because of changes

27. Restoration Of Historic Asset Continued

made in the State Law requiring a complete restructuring of review agencies for National Register nominations, the City has been unable to resubmit the application to the State and, therefore, is attempting to seek nomination directly from the Department of Interior. Until that step is achieved, it is unwise to purchase the property since we are looking to the Department of Interior for matching acquisition funds.

28. Fair Housing Advertising

No funds have been spent on this 5th Year Entitlement activity pending adoption of fair housing and fair rent control ordinances.

29. Comprehensive Planning

No funds have yet been committed to this 5th Year activity. The City is seeking to match this money with planning grants from other agencies, particularly EDA:

30. Main Street Firehouse Renovation

Plans are being prepared for the renovation of this facility. Because the building has been nominated for National Register, the creation of a Historic District must precede construction.

31. Housing Authority Smoke Detectors

The bid package is being prepared for this 1979 Small Cities project. It is anticipated that it will be completed during the first six months of 1980.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

III--A HOUSING ASSISTANCE PROVIDED

GRANTEE NAME	DATE	PERSON WHO CAN BEST ANSWER QUESTIONS ABOUT THIS FORM	HUD GRANT ID NO.	TOTAL			ELDERLY OR HANDICAPPED (1-2 Persons)							
				GOAL (1a)	COMMITTED (1b)	OCCUPIED (1c)	GOAL (2a)	COMMITTED (2b)	TOTAL (2c)	MINORITY (2d)	HANDICAPPED (2e)			
City of Middletown	November, 1979	William M. Kuehn, Jr.												
TYPES AND SOURCES OF ASSISTANCE														
A. NEW RENTAL UNITS:														
1. Section 8--HUD				16				16						
2. State Agency--Total (Sum of lines a & b)														
a. Section 8														
b. Other														
3. Other Assisted New Rental Housing (Identify) Total														
a.														
b.														
4. Total (Sum of lines 1, 2, & 3)				16				16						
B. REHABILITATION OF RENTAL UNITS:														
1. Section 8--HUD				9				9						
2. State Agency--Total (Sum of lines a & b)														
a. Section 8														
b. Other														
3. Other Assisted Rehabilitation of Rental Housing (Identify) Total														
a. Rehabilitation Program				81				8		1	1			-0-
b.														
4. Total (Sum of lines 1, 2, & 3)				90				17		1	1			-0-
C. EXISTING RENTAL UNITS:														
1. Section 8--HUD				28		22	7	7		3	1			2
2. State Agency--Total (Sum of lines a & b)														
a. Section 8														
b. Other														
3. Other Assisted Existing Rental Housing (Identify) Total														
a.														
b.														
4. Total (Sum of lines 1, 2, & 3)														
D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS														
1. CD Block Grants														
2. Section 235														
3. Other Rehabilitation Assistance to Owners (Identify) Total				91				42		-0-				
a. Rehabilitation Program														
b. Section 312				3				1		1				1
4. Total (Sum of lines 1, 2, & 3)				94				43		1				1
E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS:														
1. Section 235														
2. Other (Identify) Total														
a.														
b.														
3. Total (Sum of lines 1 + 2)														
ALL HOUSING ASSISTANCE														
Sum of lines A4, B4, C4, D4, and E3)				203				58		5	1			3

SUPPORTING NARRATIVE GRANTEE PERFORMANCE STATUS REPORT

Housing Activities

The preceding pages showing housing assistance provided, reflects activity for the ten-month period, January 1, 1979 through October 31, 1979. This information is identical to that which was provided during the recent monitoring visit of the Hartford Area Office. Since the various agencies providing housing have differing reporting periods, it is impractical, at this point in time, to alter the reporting dates for this preapplication.

Compliance With Applicable Laws And Regulations

The most difficult area of compliance has been with the National Environmental Policy Act of 1969, particularly as that legislation relates to historic preservation. Middletown's problems are well known by the Area Office and have been documented in correspondence and in the most recent monitoring report.

Monitoring Findings

On November 26, 1979, the Hartford Area Office reported its findings in monitoring four (4) grant programs. The greatest problem involves the reprogramed \$200,000.00 1976 Discretionary Grant. The City of Middletown is pursuing a creation of an historic district in the northerly section of Main Street and is preparing documentation for submission to the State Historic Preservation Officer. In order to resolve the drawdown problem, the City is considering a lump sum drawdown as authorized in Section 570.513 of the CDBG regulations. HUD also noted as a matter of concern, the extremely low vacancy rate in the City of Middletown. Part of that problem is being addressed, to the extent possible, with this preapplication. In response to

Monitoring Findings Continued

recent Notices of Funds Available, application has been made to the Hartford Area Office for the following: 45 units of existing Section 8 from the Housing Authority; 85 units of Section 8 for rehabilitated units from the Housing Authority; and, a total of 142 units of Section 8 new construction from two private developers.

Audit Findings

The two-year period, June 30, 1977 through June 30, 1979, was recently audited by Arthur Anderson and Company and the results forwarded to HUD. The only findings and recommendations of the Auditor are of an administrative nature and can be resolved through staff adjustment within the City of Middletown. These findings are not considered serious by either the Auditor or the City.

LETTERS TO A-95 CLEARINGHOUSES



City of Middletown

TELEPHONE 347-4671

DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT 06457

MUNICIPAL DEVELOPMENT

January 7, 1980

Mr. Geoffrey L. Colegrove, Director
Midstate Regional Planning Agency
P.O. Box 139
Middletown, CT 06457

Re: 1980 Small Cities Discretionary Preapplication - A-95 Review

Dear Geoff:

Pursuant to HUD regulations, please accept two (2) copies of Middletown's preapplication for assistance under the CDBG Small Cities Discretionary Program for A-95 review. Because this preapplication will be rated and ranked on a competitive basis and further because points are awarded for our consistency with state and local plans, I am particularly interested in any comments you could offer to that end.

Should you need any additional information, please contact this office.

Very truly yours,



William M. Kuehn, Jr.
Municipal Development Coordinator

WMK/bds
enclosure



City of Middletown

TELEPHONE 347-4671

DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT 06457
MUNICIPAL DEVELOPMENT

January 7, 1980

Mr. William G. Kraynak
State Clearinghouse Director
Intergovernmental Relations Division
Office of Policy and Management
80 Washington Street
Hartford, CT 06115

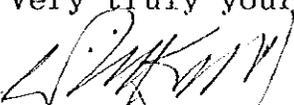
Re: 1980 Small Cities Discretionary Preapplication - A-95 Review

Dear Mr. Kraynak:

Pursuant to HUD regulations, please accept one (1) copy of Middletown's preapplication for assistance under the CDBG Small Cities Discretionary Program for A-95 Review. Because this preapplication will be rated and ranked on a competitive basis and further because points are awarded for our consistency with state and local plans, I am particularly interested in any comments you could offer to that end.

Should you need any additional information, please contact this office.

Very truly yours,


William M. Kuehn, Jr.
Municipal Development Coordinator

WMK/bds
enclosure

ATTACHMENT/EXHIBITS

Residential Rehabilitation Loan/Grant Program

- A-1 Letter from G.M.C.C. dated 10/25/79
- A-2 Rehabilitation Pamphlet

Housing Site Acquisition

- B-1 Letter To Commissioner Joseph Canale
of 12/28/79
- B-2 Letter From Joseph Canale dated 1/3/80
- B-3 Letter From G.M.C.C. dated 12/27/79
- B-4 List of Potential Sites

Housing Cooperative Program

- C-1 Letter From Equity In Housing, Inc.
dated 11/26/79
- C-2 Status Report dated 12/20/79
- C-3 Proposed Budget
- C-4 Letter From Connecticut Legal Services
dated 1/12/79

Child Development Center

- D-1 CAGM Child Development Center Report
dated 1/4/80
- D-2 Letter From Joseph Haze dated 1/4/80
- D-3 Letter From Marvin Farbman dated 1/4/80



The Greater Middletown Community Corporation

One Hundred Riverview Center • Middletown, Connecticut 06457 • (203) 347-6924

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Chester A. Tibbetts

October 25, 1979

Mr. William Kuehn
Community Development Coordinator
City Hall
DeKoven Drive
Middletown, CT 06457

Dear Bill,

The following was prepared as a result of a brief discussion at the last Applications Review Committee (ARC) meeting relative to grant/loan commitments awarded over the past program years.

I have prepared a loan/grant commitment summary and attached it for your review. It clearly illustrates that an out-of-balance situation exists and supports a need for the CAC to take corrective action in an effort to preserve and support the "original intent and program design" of the CAC. For the record, the residential loan/grant program was designed to satisfy present housing rehab needs and create an on-going revolving fund to service the future housing rehab needs of our low-moderate income residents. Obviously this condition can be achieved only if funds are returned in loan form.

In response to the ARC's recommendation I have prepared several options for the CAC's consideration. However, in lieu of the facts reflected on the attached summary, I strongly recommend an immediate moratorium on all grants, including those approved but not out to bid, until this matter is weighed and a decision is rendered by the CAC.

PROPOSED DEFERRED LOAN PAYMENT PLAN

Option A. If after the death of owner(s) and the property is turned over to family, heirs, estate, etc., all funds shall be returned to the City of Middletown Revolving Fund; or

Upon transfer, sale, etc. of the property, all funds shall be returned to the City of Middletown Revolving Fund.

Option B. If after death the property is transferred to the immediate family (children, brother or sister) then funds should not be returned to the City. Transfer or sale to other than above requires refunding loan funds to the City of Middletown Revolving Fund.

Mr. William Kuehn

-2-

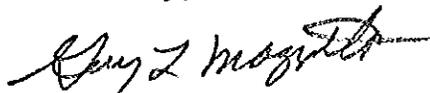
October 25, 1979

Option C. After death of the owner(s) a sub-committee of the CAC shall collect necessary financial information of the heirs to make a determination as to the repayment to the loan in part or full.

It is strongly recommended that if Option C is adopted, a standard method or form be designed to maintain consistency in decisions.

Hopefully, the CAC will offer other options or modifications to the above to create an equitable solution.

Sincerely,



Guy L. Mazzotta
Executive Director

dk

Enc.

MIDDLETOWN REHAB PROGRAMGrants:

Designated Area	101	\$385,782
Outside the Area	<u>15</u>	<u>57,900</u>
Total	116	\$443,682

Loans:

		<u>Plan I</u>	<u>Plan II</u>	<u>Total</u>
Designated Area	28	\$68,205	(15) \$77,756	\$145,961
Outside the Area	1	3,250	-0-	<u>3,250</u>
Total				\$149,211

Deferred Payment Loans:

Designated Area	4	\$11,430
Outside the Area	<u>1</u>	<u>3,550</u>
Total	5	\$14,980

Total Grants	\$443,682
Total Loans	149,211
Total Deferred Loans	<u>14,980</u>

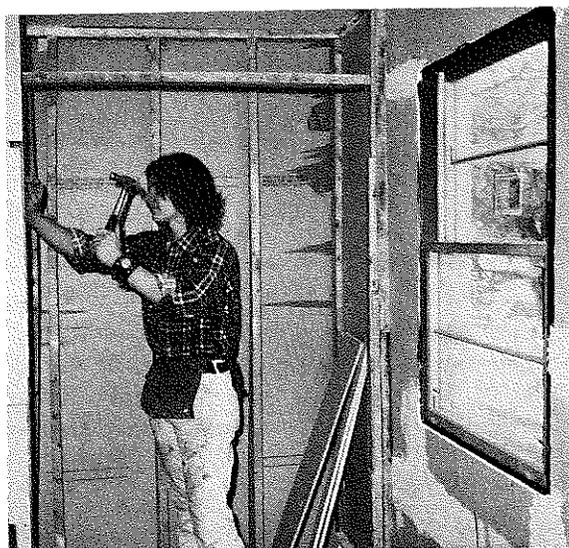
Total Paid/Committed	<u>\$607,873</u>
----------------------	------------------

312 Loan Program

Designated Area	6	\$ 53,100
-----------------	---	-----------

dk
10/25/79

Home Rehabilitation Loans & Grants



Sponsored by
City of Middletown, Conn.

BROCHURE ON MIDDLETOWN'S
RESIDENTIAL REHABILITATION
PROGRAM
(GMCC)

Rehabilitation Loan And Grant Program

City of Middletown

The City of Middletown is sponsoring a Rehabilitation Loan and Grant Program funded through Community Development Block Grant monies as provided by the Housing and Community Development Act of 1974. The Rehabilitation Loan and Grant Program has been designed by the City to preserve various neighborhoods in Middletown by providing incentives for rehabilitation of residential housing stock. These incentives will assist homeowners in a wide range of improvements and code correction activities. The object of the program is to eventually bring all residential structures throughout the City to an acceptable level of housing code compliance.

Q. Who qualifies for this program?

A. The owners of residential properties in two areas of the city are currently eligible for rehabilitation loans and grants. Please refer to the maps on the reverse side.

Q. Who qualifies for a rehabilitation grant?

A. Elderly and/or handicapped occupants in an owner-occupied home whose gross family income does not exceed \$4,500.00 per year or whose housing expenses exceed 25% of income are eligible for a maximum grant of \$4,000.00.

Q. Who qualifies for rehabilitation loans?

a. Owners of residential property (except elderly and/or handicapped grant eligible persons) can qualify for either a 50% rehabilitation loan or 40% rehabilitation loan, depending upon gross income limits. For example, an applicant family of four members with a gross annual income of \$17,000.00 or less is eligible to receive a loan for

50% of the cost of making improvements on that property. Persons exceeding certain income levels are eligible to receive a 40% loan from Community Development Block Grant funds. The balance of the monies required for either program must be secured through participating banks.

Q. Must I live in the building to be rehabilitated?

A. Not necessarily. The program is designed to give higher priority to owner-occupied buildings.

Q. Can a building have more than one dwelling unit?

A. Yes. The program has been created to concentrate on buildings with one to four dwelling units.

Q. What are the interest rates for rehabilitation loans?

A. The portion of the rehabilitation loan from the Community Development Block Grant program is at zero interest. Interest on the remaining portion will be determined by the participating bank.

Q. What is the total amount of rehabilitation loan permitted?

A. Loan total may not exceed \$10,000.00 per dwelling unit.

Q. To whom do I repay the loan?

A. The participating financial institution collects the loan and periodically returns to a revolving fund that portion of the loan which is owed to the City of Middletown.

Q. How long do I have to repay my loan?

A. The term may be up to 10 years.

Q. What happens to the revolving fund?

A. These monies continue to be used for rehabilitation loans and grants for persons owning residential property in the City of Middletown.

Q. How much time is needed to process an application?

A. In most situations, the inspection and review process can be completed within 14 days of original contact.

Q. What kinds of work may be done?

A. Work required to bring your property up to the approved housing code standards. Certain other items not covered by the housing code may be accomplished, if the owner desires and with necessary approvals, with loan or grant monies.

Q. Who decides what work is needed?

A. Rehabilitation Officers will survey the property and advise what work should be done. The homeowner and the Rehabilitation Officer will decide what materials will be used and in what fashion the required work will be accomplished.

Q. Who will do the work?

A. The Rehabilitation Officer will assist in obtaining two or more bids from reliable contractors and the contract will be awarded to the lowest bidder. If you have a contractor whom you would like to bid, he may also bid the work.

Q. Who will inspect the work?

A. The Rehabilitation Officer will see that the work is done in a proper, workmanlike manner and will make periodic inspections during the time the work is being done.

Q. How is the contractor paid?

A. The City of Middletown draws a check payable to both the contractor and the property owner upon the completion, inspection and approval of all work.

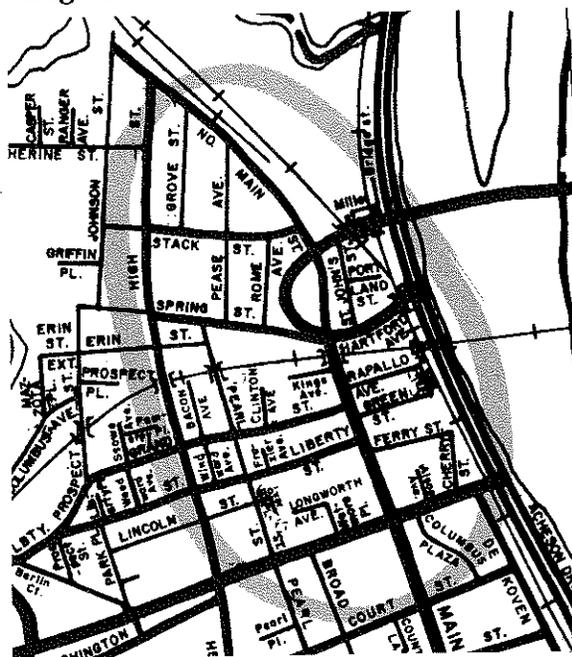
Q. What if I can't qualify for a loan from my bank?

A. Also available is a 3% interest loan program using funds directly from the Department of Housing and Urban Development under Section 312 of the Housing Act of 1964, as amended.

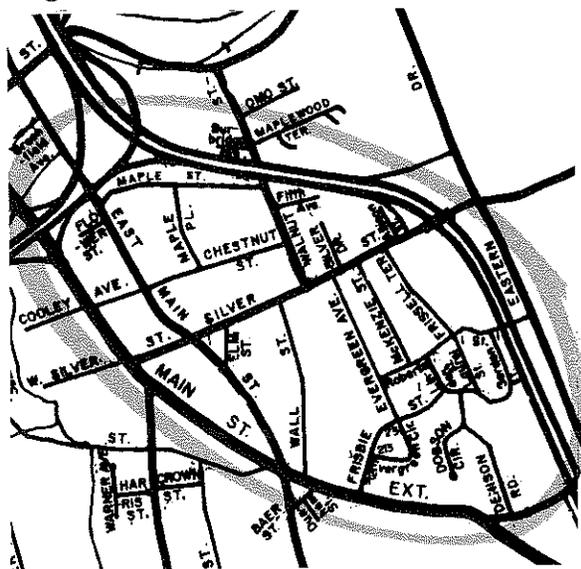
Q. Who administers these programs and whom do I contact for more information?

A. The Greater Middletown Community Corporation, 100 Riverview Center, Telephone 347-6924.

North End Eligible Area



South Farms Eligible Area



BROCHURE ON MIDDLETOWN'S
RESIDENTIAL REHABILITATION
PROGRAM
(GMCC)



City of Middletown

TELEPHONE 347-4671

DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT 06457

Municipal Development

December 28, 1979

Mr. Joseph E. Canale, Commissioner
Connecticut Department of Housing
1179 Main Street
Hartford, CT 06101

Dear Commissioner Canale:

The City of Middletown is preparing a preapplication for submission to HUD to be directed toward providing housing.

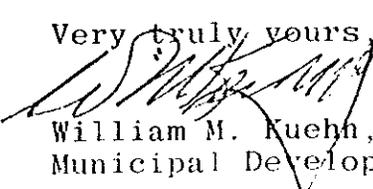
In developing this single purpose preapplication, the Citizens Advisory Committee has recommended that \$65,000.00 be allocated to purchase property which can be converted to housing units for low and moderate income families. Assuming that the City is successful in obtaining this grant, we would be interested in pursuing through our Housing Site Development Agency a Housing Site Development Grant, pursuant to Sections 8-213 and 8-214 of the Connecticut General Statutes.

I am, therefore, seeking the availability of up to \$130,000.00 from the State of Connecticut for such purposes. While we are unable to zero in on a particular site at this point in time, City staff has developed a list of potential buildings which would readily lend themselves to conversion. Most are older industrial sites located in or near our downtown.

It would be extremely helpful if you could indicate the availability of these monies and a willingness to work with our Housing Site Development Agency in providing new housing opportunities through conservation and rehabilitation.

If you have any questions, please do not hesitate to give me a call.

Very truly yours,


William M. Kuehn, Jr.
Municipal Development Coordinator

WMK/bds



STATE OF CONNECTICUT

DEPARTMENT OF HOUSING

January 3, 1980

Mr. William M. Kuehn, Jr.
Municipal Development Coordinator
City of Middletown
Dekoven Drive
Middletown, Connecticut 06457

Dear Mr. Kuehn:

Thank you for your letter of December 28, 1979, expressing an interest in our Housing Site Development Program.

This is to inform you that sufficient unreserved funds are available in the Housing Site Development program to provide the Middletown Housing Site Development Agency with a \$130,000 grant if the agency is able to locate a suitable site and if the agency presents a suitable proposal to construct or rehabilitate housing on that site.

Please be advised that this letter is not a commitment for funding. Such a commitment can be given only after a formal application has been approved by this Agency and the State Bond Commission.

Thank you for your interest in the program and if you have any questions, please do not hesitate to contact Mr. Richard Cofrancesco at 566-5311.

Sincerely,

A handwritten signature in cursive script that reads "J. Canale".

Joseph E. Canale
Commissioner

JEC/REC/rdj

Phone: 566-8209
P.O. Box 2910 • 1179 Main Street • Hartford, Connecticut 06101

An Equal Opportunity Employer



The Greater Middletown Community Corporation

One Hundred Riverview Center • Middletown, Connecticut 06457 • (203) 347-6924

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Assistant Treasurer

December 27, 1979

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 Chester A. Tibbetts

Mr. William Kuehn
 Community Development Coordinator
 Municipal Building
 DeKoven Drive
 Middletown, CT 06457

Dear Mr. Kuehn:

The Greater Middletown Community Corporation (G.M.C.C.), at a recent Board of Directors meeting, discussed the New Projects Committee's proposal to pursue co-operative type housing to satisfy small families' needs. This increasing housing demand has been identified time and time again as the fastest insatiable housing need. In addition, Mr. Mazzotta, G.M.C.C. Executive Director, informed the Board that HUD will be looking to the City of Middletown to provide new rental housing units to satisfy its H.A.P.

All points considered, the G.M.C.C. Board of Directors voted and unanimously approved the pursuit of a cooperative type rehabilitation program for the City of Middletown.

Low interest mortgage monies and FHA insurance have been investigated and look favorable at this time.

In the near future, G.M.C.C. will offer a proposal to the City of Middletown for consideration.

In closing, G.M.C.C. has had an excellent working relationship with the City of Middletown in a variety of housing ventures and will strive again to assist the City in satisfying low-moderate housing needs.

Sincerely,

Rev. Michael D. Fox
 President, G.M.C.C.

MEMORANDUM

FROM: Jack Dunn
 TO: Bill Kuehn
 DATE: November 27, 1979
 RE: Empty Buildings For Possible Conversion to Apartments

Wilcox Crittenden Building opposite Foundry	9,500 Sq. Ft.
" " " Burr & So. Main Sts.	45,942 " "
" " " Quanset Hut	6,000 " "
" " " Rear	10,400 " "
E. I. S. (formerly Remington Rand Building	182,000 " "
24 Stack Street; Owner: Jim Bombaci	3,060 " "
Amato Building; Pease Avenue	3,000 " "
215 East Main Street; Owner: Harry Dickerson	8,880 " "
(one building occupied by P.H. Bliss Co.	5,330 " "
3,130 Sq. Ft.	
22 Eastern Drive; Owner: Toni DiModica	3,432 " "
Maple Street; Owner: Joe Fava	10,000 " "
701 South Main St.; Two Story Building for sale	5,000 " "
Central School	
Stillman School	

CONNECTICUT LEGAL SERVICES, Inc.

6 Silver Street
Middletown, Connecticut 06457
Telephone: 203/347-7237

ROGER E. KOONTZ
Executive Director

TO: Citizens Advisory Committee (CAC)

FROM: Marvin Farbman for Equity in Housing of Middletown, Inc. *MRT*

RE: 1980 Small Cities CDBG

DATE: November 26, 1979

ATTORNEYS—AT—LAW
KATHRYN L. BERT
MARVIN R. FARBMAN
JANE C. REINHARDT

Equity in Housing of Middletown, Inc. (EIH) hereby requests that the CAC recommend to the City that it include in its 1980 Small Cities CDBG Pre-application a request for \$150,000.00 to be granted to EIH for the purpose of subsidizing EIH's program of purchasing and rehabilitating small multifamily houses in Middletown, then making these houses available to low income tenants on a cooperative basis. EIH has already received Small Cities grants from the City totaling \$271,680.00 for this purpose. The additional \$150,000.00 grant we now request would allow EIH to add, at a minimum, 10 apartment units to the, at a minimum, 18 apartment units already within its funded capacity.

ADMINISTRATIVE OFFICE

EBETHE DRIVE
CROMWELL, CT. 06416

We propose that the substance of the detailed regulatory contracts between the City and EIH be extended to cover the administration of the further grant we request.

LAW OFFICES

285 PARK AVENUE
BRIDGEPORT, CT. 06602

With your continued support EIH can continue to make a significant contribution to meeting the housing needs of the citizens of Middletown.

175 TRIANGLE STREET
DANBURY, CT. 06810

112 MAIN STREET
DANIELSON, CT. 06239

114 EAST MAIN STREET
MERIDEN, CT. 06450

6 SILVER STREET
MIDDLETOWN, CT. 06457

69 WALNUT STREET
NEW BRITAIN, CT. 06051

35 HUNTINGTON STREET
NEW LONDON, CT. 06320

33 SOUTH MAIN STREET
SOUTH NORWALK, CT. 06850

87 MAIN STREET
NORWICH, CT. 06360

32 SCHOOL STREET
ROCKVILLE, CT. 06066

20 SUMMER STREET
STAMFORD, CT. 06901

7 MAIN STREET
WIGTON, CT. 06790

61 FIELD STREET
WATERBURY, CT. 06702

902 MAIN STREET
WILLIMANTIC, CT. 06226

CONNECTICUT LEGAL SERVICES, Inc.

6 Silver Street
 Middletown, Connecticut 06457
 Telephone: 203/347-7237

ROGER E. KOONTZ
 Executive Director

MEMO

TO: CITIZENS ADVISORY COMMITTEE
 FM: Marvin Farbman, for Equity in Housing of Middletown, Inc. *MPR*
 DT: December 20, 1979
 RE: Cooperative Housing Project Update

1. The rehabilitation of the two Glover Place houses is moving toward completion thanks to the good work of GMCC. In each of these houses EIH is, inter alia, installing new gas fired furnaces, upgrading the electrical wiring, rebuilding front and rear porches, and installing new storm windows and doors. The general contractor is Apex Construction, a minority owned and managed firm.
2. The following are profiles of the current tenant/member residents of the Glover Place houses:

- A. Family of four: mother, father, and eight and ten year old sons. This family, although well within the \$8 financial eligibility limits, does not technically qualify for three bedroom apartment under \$8 rules. Nonetheless, the EIH board has decided to allow them to remain at Glover Place for the following reasons:
 - a/ They are financially eligible;
 - b/ They have agreed to pay the basic carrying charge of \$196/month;
 - c/ With two young boys, their family fills the space of the apartment as compellingly as would a family with a son and daughter -- this latter family would technically qualify for a three bedroom apartment;
 - d/ They have lived at this address for over a decade and wish to stay.
- B. Family of four: mother, father, two year old son, and six month old daughter. This family is receiving \$8 rent subsidies.

ATTORNEYS-AT-LAW
 KATHRYN L. BERT
 MARVIN R. FARBMAN
 JANE C. REINHARDT

ADMINISTRATIVE OFFICE

SEBETHE DRIVE
 CROMWELL, CT. 06416

LAW OFFICES

285 PARK AVENUE
 BRIDGEPORT, CT. 06602

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 STAMFORD, CT. 06901

17 MAIN STREET
 WASHINGTON, CT. 06790

61 FIELD STREET
 WATERBURY, CT. 06702

902 MAIN STREET
 WILLIMANTIC, CT. 06226

- C. Family of four: mother and three daughters, nine, four and two years old, respectively. This family is receiving \$8 subsidies also.
 - D. Elderly couple. This couple has resided at Glover Place for over a decade. EIH has promised them the first two bedroom apartment that we acquire. They are in possession of a \$8 certificate for rental subsidies.
 - E. Family of three: mother, 14 year old daughter, and 10 year old son. This family will move into the apartment presently occupied by the elderly couple. They are also in possession of a \$8 certificate for rental subsidies.
3. CHFA has firmly committed a further \$85,000.00 in mortgage financing to EIH. This will allow EIH to purchase another two houses in the next two months.
 4. EIH expects further mortgage commitments from CHFA to keep pace with our future purchases.
 5. I have personally received many inquiries about EIH. For example, an organization called La Casa De Puerto Rico asked me to help them form a low-income housing cooperative to reclaim abandoned buildings in Hartford. I met with them and their attorney in two lengthy sessions.
 6. Our current tenant/members have both taken an active interest in the cooperative's business and have put their apartments into beautiful shape.

MRF:aab

HOW 1980 SMALL CITIES CDBG FUNDS WOULD
BE SPENT BY EQUITY IN HOUSING
OF MIDDLETOWN, INC. (EIH)

ASSETS

\$105,000*

LIABILITIES

\$40,000 in acquisition
subsidies: \$10,000/house
times 4.

\$40,000 for rehabilitation:
\$10,000/house times 4.

\$10,000 to compensate GMCC.

\$6,000 for relocation, if
needed.

\$9,000 for replacement and
operating reserves.*

*The extra \$5,000 EIH would receive under the alternate budget (which would bring the total sub-grant request to \$110,000) would be allocated to the replacement and operating reserve funds.

CONNECTICUT LEGAL SERVICES, INC.
6 SILVER STREET
MIDDLETOWN, CONNECTICUT 06457
Telephone: 203/347-7237

ATTORNEYS--AT--LAW
DONALD T. MILLER
KATHRYN L. BERT
MARVIN R. FARBMAN

ARTHUR P. MEISLER
CHAIRMAN

ROGER E. KOONTZ
EXECUTIVE DIRECTOR

DOUGLAS M. CROCKETT
DEPUTY DIRECTOR

TO: Citizens Advisory Committee
FROM: Marvin Farbman, Attorney at Law
DATE: January 12, 1979
RE: Cooperative Housing Project Update

1. Our board consists of the same persons listed in the August 30, 1978, progress report:

Bill Arrigoni, realtor, expert in the management of multi-family housing complexes, and the manager of Wadsworth Grove Cooperative;

Richard Adelstein, attorney and professor of economics at Wesleyan University;

Melissa Blacker, co-director of The Good Harvest Food Cooperative;

Ted Coolidge, director of the program-planning department of C.A.G.M. and episcopal minister;

Marvin Farbman, attorney at Connecticut Legal Services, Middletown;

Anthony Gaunichaux, director of neighborhood services at C.A.G.M.;

Alene Harrison, director of the C.A.G.M. weatherization project and president of the Homesteader's Organization;

Arlana Johnston, concerned citizen;

Raymond Townes, director of Middletown's Section 8 program.

January 12, 1979
Page 2

2. We have been actively shopping around for houses. Most of those which appear appropriate--soundly rehabilitatable within our budget--are located in either the North End or South Farms NSA.
3. Seb Passanesi, a local architect, has offered to inspect thoroughly and evaluate the houses we identify as serious possibilities.
4. We have adopted the following tenant selection policy:

TENANT SELECTION GUIDELINES

FINANCIAL ELIGIBILITY REQUIREMENTS:

1. Only those families eligible for Section 8 rent subsidies shall be eligible to become tenants in the cooperative. A strong preference, although necessarily tempered by the limitations imposed by sound management, shall be given to those families with the greatest need for decent and affordable housing.
2. A tenant whose income climbs above the Section 8 ceiling will not become ineligible for continued occupancy.

WHAT WE ARE LOOKING FOR IN A TENANT:

An ideal applicant would be:

1. a Middletown resident;
2. a person who will maintain his/her apartment with care and to this end will fully participate in an intensive and continuing course of home maintenance training;
3. a person who will pay rent regularly and to this end will accept comprehensive budget counselling;
4. a person who will function well in a multi-racial, multi-ethnic setting; and
5. a person who is excited by the idea of the cooperative and will be an active contributing member of the cooperative board.

January 12, 1979
Page 3

PROCEDURE:

1. A tenant selection committee shall be appointed by the Board.
2. This committee shall solicit, screen, then interview applicants.
3. The Committee's recommended selections shall be reviewed by the Board. A consensus of a constituted quorum of the Board shall be required for the final approval of each selected tenant.

RENT

A tenant of the cooperative will be required to pay monthly rent at the greater of two rates: the basic rent, or 25% of his or her adjusted monthly income.

DEFINITIONS:

Basic Rent:

The minimum rent sufficient to meet operating expenses, tax obligations, reserve fund requirements, and debt service obligations.

Adjusted Annual Income:

Gross income to the household from all sources minus the following deductions:

- a. 5% of this figure;
- b. \$300 for each person, other than the head of household or his/her spouse, who is under age 21 and residing in the household;
- c. all earnings of each person, other than the head of household or his/her spouse, who is under age 21, residing in the household, and a full time student.

January 12, 1979
Page 4

5. CHFA has informed us verbally that our application for financing has been approved subject to review by their legal department. We are eagerly awaiting the completion of this review.

6. On October 24, 1978, we met with representatives from each of Middletown's banks and described our program to them. We hope the favorable response we received indicates that we have paved the way for the formation of a local ad hoc consortium of banks for the purpose of making low interest loans (insured by HUD or CHFA) to the cooperative. In any event, lines of communication have been formed which will make it easier for us to benefit from the local banking community's experience and perspectives.



Community Action for Greater Middletown, Inc.

Post Office Box 28 • 93 Broad Street • Middletown, Connecticut 06457

Idella W. Howell, *Executive Director*

Bruce Tyler, *President*

Gerald Daley, *Vice President*

Jessie Highsmith, *Secretary*

Rev. Bonnie Rosborough, *Treasurer*

347-4465

January 4, 1980

CHILD DEVELOPMENT CENTER REPORT

- Needs which the Child Development Center can address page 1
- Population to be served by the Child Development Center page 3
- Location of the Child Development Center page 4
- The Child Development Center Building page 5
- Need for the Child Development Center page 6
- Other information about the Child Development Center page 6

- Letter from the Connecticut Department of Human Resources
- Letter from Community Services Administration





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CAGM CHILD DEVELOPMENT CENTER

347-4465

Needs which the Child Development Center can address:

The Child Development Center is being planned to meet some of the needs of low- and moderate-income families with small children who now live or will live in subsidized housing made possible by HUD funds.

Among the needs which have been identified in surveys by CAGM staff members are (1) information about child-related problems; (2) emergency services; (3) after-school programs so that full-time working mothers need not reduce their hours of employment when a child starts school; (4) medical and dental screening; (5) social workers to help with family problems; (6) prevention of child abuse or children left alone while parents work; (7) miscellaneous other needs of families with young children.

The major need is for good child care facilities. Among the target population for low-and medium-income housing is a growing number of working parents and single parents who need this service to support the family. In addition, the housing co-op program makes home ownership possible for some of the low- and moderate-income families. At the same time, however, home ownership creates a need for extra funds for repairs, furnishings, and other increased living costs. A second income becomes not only highly desirable, but a necessity. A family with small children then needs to have good day care help available to maintain its newly-acquired position of home ownership.

With an increased mobility caused by the search for adequate employment, families with young children often find themselves away from extended families and in need of substitute support, including care of young children while mothers work. Caught in the squeeze to maintain or better their living conditions, they must work; but in order to work they must have some provisions for quality child care.

The planned Child Development Center will have two programs for pre-school children. At first there will be 120 three-to-five-year-

CAGM

olds; by initiating a double session, the program can expand to accommodate 180 pre-school children and an active after-school program.

Day Care's primary goal is to provide constructive care for three- and four-year-old children of working parents who cannot afford the cost of private nursery schools. It is a service for the child, the family, and the community, based on the demonstrated need of children and their families. It supplements parental care by providing care and protection of children who must be outside their own homes for a substantial portion of a twenty-four hour day. These services may be provided when parents are employed, are in training programs, or for other reasons need the services for their children. Comprehensive services include but are not limited to educational, social, health, and nutritional services and parent participation.

Head Start is a half-day program to give economically-disadvantaged children a boost before they enter school. Its program is based on the premise that all children share certain needs, and that children of low-income families, in particular, can benefit from a comprehensive developmental program to meet those needs. The overall goal of the Head Start program is to bring about a greater degree of social competence in children of low-income families. By social competence is meant the child's everyday effectiveness in dealing with both present environment and later responsibilities in school and life.

The child's entire family, as well as the community, must be involved. The family and home are perceived as the principal influence on the child's development. To accomplish this goal, Head Start objectives and performance standards provide for improvement of each child's health and physical abilities, including appropriate steps to correct present physical and mental problems and to enhance every child's access to an adequate diet; improvement of the family's attitude toward future health care and physical abilities; the encouragement of self-confidence, spontaneity, curiosity and self-discipline which will assist in the development of the child's social and emotional health; the enhancement of the child's mental processes and skills with particular attention to conceptual and communication skills; the establishment of patterns and expectations

of success for the child; an increase in the ability of the child and the family to relate to each other and to others; the enhancement of the sense of dignity and self-worth within the child and his family.

The Child Development Center's program will include not only daily living-learning experiences for the child, but also medical examinations, psychological counselling when needed and social services for the entire family. The educational guidance and social services provided by the program are designed to stimulate and strengthen family understanding, mutual respect and unity.

If the child is to progress physically, intellectually and emotionally, and continue in this development without regression, his day-to-day activities in the Center must reinforce similar experiences in the home. The quality of health care he receives and the emotional environment in which he lives are important supporting factors to his growth. The Center can be a strong motivating force in bringing children, parents and staff into a close working relationship.

Population to be served by the Child Development Center:

The Center will be available primarily to low- and moderate-income families. Head Start families will not need to pay for the service; Day Care families will be charged on a sliding scale according to family income.

Here is a listing of the family incomes of the present

Head Start families:

On State Aid	54 families
\$4000-5000	1 family
\$5000-6000	2 families
\$7000-8000	6 families
\$8000-9000	2 families

\$10,000-11,000	2 families
\$12,000-13,000	1 family
\$13,000-14,000	2 families
over \$14,000	1 family

According to the 1970 census, 5.4% of the county's population lives on incomes below the federal poverty level. In 1977 this was 6,691. Nearly one-half of these (43.6%) live in Middletown.

A recent survey shows that 2351 children who are five years old or younger live in Middletown. 479 (approximately 20%) of these are on Aid to Families with Dependent Children, the basic welfare program. Fifty per cent of the estimated total county Head Start population lives in the Middletown area. Head Start experience indicates that many eligible children are black and a few are of hispanic origin.

The Child Development Center will be able to provide service for 180 pre-school children and an after-school program for others after an initial adjustment of the basic programs.

Location of the Child Development Center:

The Center will be built at the corner of William and Hamlin Streets in Middletown on land available through the local Redevelopment program made possible by HUD funds.

Directly across William Street is the Traverse Square low-income housing project also made possible by HUD funds. In the same block is the Sbona Towers Senior Center, also a HUD project.

The Child Development Center is planned for a neighborhood which already has low-income families, but which is also very accessible to other residents because of its location near the business center of the city. Day Care parents can drop their children off on

their way to work after 7:30 a.m. and pick them up on the way home up to 5:30 p.m. Transportation will be provided for Head Start children. The planned location is an important consideration in enabling parents to participate in the program and to use the Center to their own best advantage. Travel time to any part of the city is only a few minutes from this central location.

The Child Development Center Building:

The one-story building will contain large modern units for Head Start and Day Care. The building contains six class areas which are planned as two units with exciting flexible spaces to meet the individual program requirements. This enables us to comply in less costly ways with state and local regulations. The Center will have a large all-purpose room, an isolation area for sick children, fully-equipped kitchen and laundry areas, and ample office facilities.

The building will make use of passive solar energy with cost-efficient sunscoops on the roof and large areas of southern exposure; in the future we hope to add a small solar greenhouse and solar water heating. A large safe outdoor play area is an important part of the project.

The staff who are working with young children should have the chance to carry out this vital work in the best possible surroundings. Even the most experienced and inspired person has limited/and time. The physical shape of things, carefully selected and arranged, can significantly ease the task--and also provide a model for use of space at home. In an environment properly designed for child development, even the doors, walls, floor surfaces, furnishings and fixtures can motivate the child's curiosity, create a potential for learning, By the imaginative use of the total physical setting of the Center, the staff can be freer to concentrate on the activities which are most challenging and supportive for the children.

Need for the Child Development Center:

A recent survey by CAGM staff pinpoints by number and location the children who are eligible for the Head Start program. There is need for expansion of the program.

A growing number of single parents and working mothers is creating a need for additional day care service.

In January and in August of 1979 the Day Care center now in operation at the YMCA was unable to obtain a two-year renewal license; only six-month licenses have been issued because of unsatisfactory conditions existing at the present site. Some of the problems have been corrected, but others are beyond the control of the staff. All of the limitations at the present site have been eliminated in the plans for the new building. Standards set by the Office of Economic Opportunity, the Health, Education and Welfare Department, and the Department of Labor will be met, as well as those enforced by the Connecticut State Department of Health and Middletown's Health Department.

Both the Head Start and Day Care facilities being used presently will be unable to meet the new handicapped requirements.

The new Center should be able to provide adequate service in healthy surroundings for twice as many children as are now served.

Other information about the Child Development Center:

1. The Center will be located in Middletown's Redevelopment area.

2. Federal, state and local funds are committed to the project. The estimated cost of the building is \$714,875. Less than \$20,000 of that amount remains to be raised. We have enough to start construction; we do not yet have enough to finish the project. The

total local share is \$238,292; to date seventy-six local pledges have been made. The Department of Human Resources is providing \$476,583.

3. The \$15,000 requested in the Small Cities proposal is 2% of the total cost of the building project.

4. The \$15,000 requested is 6% of the total of \$250,000 being requested by the City of Middletown in the Small Cities grant.

5. This is a one-time need and request.

6. The Center will support two other government-sponsored programs: Head Start and Day Care.

7. The Child Development Center will be Middletown's third public solar building.

8. We have been told that the Center will be the largest facility of its kind in the state.

9. The Center will be one of the few buildings in Connecticut to house both Day Care and Head Start programs.



STATE OF CONNECTICUT
DEPARTMENT OF HUMAN RESOURCES

September 4, 1979

RECEIVED

SEP 24 1979

C. A. G. M

Ms. Nancee Ostrowski
Director
Vivian McRae Wesley Child Development Center
92 Broad Street
Middletown, Connecticut 06450

Dear Ms. Ostrowski:

It was a pleasure to meet with both you and Miss Kirby regarding regarding our mutual concerns over conditions at Vivian McRae Wesley Child Development Center.

We reviewed, at that time, the concerns of Ms. Van Flack of the State Department of Health Services.

In regard to the outdoor play area, it is most important that a solution be reached soon. You stated the town has agreed to cement in the existing equipment at the Zion Church play area and that you have a mutual agreement with Head Start to share this area until the YMCA can offer a proper area. We trust that you will keep in touch with the Park and Recreation Department in an attempt to make the playground usable soon. The Stillman School playground does not meet the qualifications of PHC 19-13-D17 (c) (2).

The lunchroom environment does appear improved and the sanitation in the kitchen is better. The new tables are more appropriate and with the addition of new chairs, it will be more comfortable for the children. The idea of serving lunch in the classroom is unrealistic due to the distance the food would have to travel. It is necessary for the existing lunchroom to be cleaned thoroughly and the windows washed. Also, screens must be on every window which is to be opened. The addition of posters or artwork on the walls might make it a more pleasant place for the children to eat.

Ms. Van Flack's letter noted that the menu posted the day of her visit was not being followed nor was it changed in writing. If the cook is unable to follow the menu, the posted menu must be changed in writing, immediately.

Please be reminded that soap must be available for handwashing in the children's bathrooms.

Phone: 566-3420

P.O. Box 786 1179 Main Street, Hartford, Connecticut 06101

An Equal Opportunity Employer

Ms. Nancee Ostrowski
Vivian McRae Wesley Child Development Center

September 4, 1979

The internal problems you have with the YMCA are understandable, but it is your responsibility as Director to deal with the custodial problems. Painting is necessary throughout the center. All the windows must be washed and all broken windows must be replaced.

The Day Care Division feels it is a serious matter when two six month licenses in a row are issued. We sincerely hope you can improve the problems and at the time of the next inspection meet the requirements necessary for a two year license.

Sincerely,

Richard J. Gleba

Richard J. Gleba
Senior HRD Representative
Day Care Division

Carol F. Shannon R.N.

Carol F. Shannon R.N.
Health Co-Ordinator
Day Care Division

RJG/CFS:jp

cc: K. Van Flack - State Department of Health
Idella Howell, Executive Director - CAGM
Nate Levenworth - YMCA
File (2)

HERE IS AN UPDATE ON THE CHILD DEVELOPMENT CENTER: December 1979

- Final building plans are ready
- Construction is anticipated to begin in March
- Program expansion seems possible
- Funding nears the \$714,875 goal

The Building: The one-story building (at the corner of William and Hamlin Streets) will contain large modern units for Headstart and Day-care. While the building still contains six class areas, they are planned as two units with exciting flexible spaces to meet the individual program requirements. We can thereby comply in less costly ways with state and local regulations. The center will have a large all-purpose room, an isolation area for sick children, fully-equipped kitchen and laundry areas, and ample office facilities. The building will make use of passive solar energy with cost-efficient sunscoops on the roof and large areas of southern exposure. We are cooperating with North East Solar Energy Center personnel to develop plans most efficiently. In the future we hope to add a small solar greenhouse and solar water heating. A large safe outdoor play area is an important part of the project. T. J. Palmer is the architect.

Funding: The estimated total cost of the project (as of fall 1979) is \$714,875. Less than \$20,000 of that amount remains to be raised. We have enough to start construction; we do not yet have enough to finish the project. The remaining funds need to come from local commitments--either public or private--in order to be eligible for state and federal funds. The total local share is \$238,292; to date seventy-six local pledges have been made. By January 15th the Redevelopment Agency needs to know where the remainder will come from in order to transfer the land to us. (Pledges made by that date need not be paid until later in the year as construction progresses.) In addition, all possible sources of supplementary funding--federal, state, local and private--will be explored in hopes of offsetting any possible inflationary increases.

Total estimated cost	\$714,875
State share	\$476,583
Local share	238,292
Local share still needed	\$ 19,500

Programs: There will be two programs for pre-school children. At first there will be 120 three-to-five-year-olds; by initiating a double session, the program can expand to accommodate 180 pre-school children and an

D-1

active after-school program. Daycare will operate from 7:30 to 5:30. Its primary goal is to provide constructive care for three- and four-year-old children of working parents who cannot afford the cost of private nursery schools. Rapidly growing numbers of single parents and working mothers are creating a sharp rise in needs for this service. Headstart is a half-day program to give economically-disadvantaged children a boost before they enter school. Social service aides work with children and parents for maximum development. Children in both programs receive medical and dental screening; also one nutritious meal each day. We have been in touch with early-childhood specialists at New Haven Teachers Center, St. Joseph's College and Yale Child Study Center. During the coming year before construction is completed we will call on them for help in coordinating programs and space for the best possible use. Long-range plans are under consideration for providing programs in developing family resources, abuse prevention, senior citizen volunteer involvement, family counselling and nutrition education. Other services that may be needed by families with small children (information, referral, emergency and educational help) are also being considered.

Schedule: After two years of development, our final plans are being submitted for approval to the Connecticut Department of Human Resources and to Middletown's concerned municipal agencies including Planning and Zoning, Health, and Public Works Departments and the Redevelopment Agency. We hope to go out to bid within a month and to begin construction as soon as the ground is workable in March.

For further information: Do you want to know more about the project? Do you have questions or suggestions? Can you make a pledge (any size) to help us meet the goal? Do you know where there may be matching or other funds available? Would you like to look at the final plans? Sybil Paton is the new part-time coordinator for the project. Call her at 347-4465 or write to 93 Broad Street.

We'd like to know of your interest in the project.

The Child Development Center will be Middletown's third public solar building...We have been told it will be the largest facility of its kind in the state...It is one of the few buildings in Connecticut to house both Daycare and Headstart programs (most exist in rehabilitated buildings)...This is an exciting opportunity for Middletown to provide leadership in two nationally important areas--solar energy and quality pre-school care...

HENRY NOVICKI
Chairman

WALLACE A. KELSEY
Vice-Chairman

JANE K. PARKER
Secretary



JOSEPH A. HAZE
Director of Redevelopment
347-2552

MIDDLETOWN REDEVELOPMENT AGENCY

179 MAIN STREET
MIDDLETOWN, CONNECTICUT 06457

January 4, 1980

Mr. John W. McLean
Area Director
Department of Housing & Urban Development
One Financial Plaza
Hartford, CT 06103

Attention: Mr. William Barbour, Community Planning and
Development Representative

Dear Sir:

This letter is being written in support of the City of Middletown's Small Cities Application and the allocation of the CAGM Day Care Facility.

As you know, this facility is to be constructed on Parcel B-1 in the Metro South U.R. Project Conn. R-105.

The Middletown Redevelopment Agency is most anxious to complete its development program as scheduled in the recent closeout agreement for the project.

This application would not only assist this supporting housing facility but also assure the timely completion of land disposition in the project area.

In addition, this facility will permit area residents to gainfully improve their ability for better housing. Programs to involve elderly housing residents are also being considered.

The Agency's Planning and Development Committee has supported this proposed facility and would appreciate your favorable consideration of the application.

Very truly yours,

Joseph A. Haze
Joseph A. Haze
Executive Director

JAH:ad

cc: William Kuehn
Sybil Paton

CONNECTICUT LEGAL SERVICES, Inc.

6 Silver Street
 Middletown, Connecticut 06457
 Telephone: 203/347-7237

ROGER E. KOONTZ
 Executive Director

January 4, 1980

William Kuehn
 Municipal Development Office
 City Hall
 Dekoven Drive
 Middletown, CT 06457

ATTORNEYS—AT—LAW
 KATHRYN L. BERT
 MARVIN R. FARBMAN
 JANE C. REINHARDT

RE: CAGM Day Care Center

Dear Bill:

The City's 1980 Small Cities' CDBG pre-application, as you who must draft it know better than anyone, is to be framed in the alternative. I want to express my support for the alternate version which contains a request for a \$15,000 grant to Community Action For Greater Middletown (CAGM) to be used to help pay for the construction of a new day care center to house CAGM's Wesley Day Care and Headstart Programs.

ADMINISTRATIVE OFFICE

SEBETHE DRIVE
 CROMWELL, CT. 06416

LAW OFFICES

285 PARK AVENUE
 BRIDGEPORT, CT. 06602

175 TRIANGLE STREET
 DANBURY, CT. 06810

112 MAIN STREET
 DANIELSON, CT. 06239

114 EAST MAIN STREET
 MERIDEN, CT. 06450

6 SILVER STREET
 MIDDLETOWN, CT. 06457

69 WALNUT STREET
 NEW BRITAIN, CT. 06051

35 HUNTINGTON STREET
 NEW LONDON, CT. 06320

33 SOUTH MAIN STREET
 SOUTH NORWALK, CT. 06850

87 MAIN STREET
 NORWICH, CT. 06360

32 SCHOOL STREET
 ROCKVILLE, CT. 06066

20 SUMMER STREET
 STAMFORD, CT. 06901

7 MAIN STREET
 NGTON, CT. 06790

61 FIELD STREET
 WATERBURY, CT. 06702

902 MAIN STREET
 WILLIMANTIC, CT. 06226

Currently, these programs are housed in inadequate facilities. For example, Wesley Day Care uses a dim basement space at the Middlesex County YMCA which lacks, among other things, proper ventilation, any sunlight, and access to an adequate outdoor playground. The proposed new center, if it lives up to its drawings, would be beautiful, open to the sun, and designed especially to meet the needs of these important pre-school programs.

Although the construction of the day care center obviously would not preserve or add to Middletown's housing stock, it would significantly upgrade an important service that CAGM provides to Middletown's low-income residents. By doing this, it would clearly support the primary thrust of this year's single purpose pre-application, namely, that of preserving and increasing housing for the benefit of low and moderate income persons. Put another way, the proximity of good child care to the housing units preserved or created by the housing programs included in the pre-application will enhance the value of these housing units.

Please include this letter with the pre-application submitted to HUD.

Very truly yours,



Marvin Farbman