

The Connection Fund

I n c o r p o r a t e d

Affordable Housing and Community Development

48 Howe Street, New Haven, Connecticut 06511

955 South Main Street, Middletown, Connecticut 06457

Tuesday, June 10, 2008

Planning and Zoning Commission
City of Middletown
245 DeKoven Drive
Middletown, CT 06457

Re: Plan of Conservation and Development

Dear Mr. Chairman and members of the Middletown Planning and Zoning Commission:

The Connection Fund develops and manages affordable and supportive housing throughout Connecticut. We have affordable and special needs housing in over 60 Connecticut towns and cities. We are best known in Middletown for our Liberty Commons property. 3 years after completion of this project, nearby property values doubled. This is something we were pleased to have confirmed in an independent study on the impact of this renewal project.

The Connection Fund's Board of Directors believes that the following recommended changes in the proposed Plan of Conservation and Development are in keeping with the people of Middletown's long and distinguished tradition of embracing diversity and their commitment to a building and maintaining a safe, healthy and caring community.

We recommend that the language on p. 38 be replaced with the following:

- Well run special needs housing is recognized as an effective solution to a number of important individual and social needs, and the City should work cooperatively with providers, funding sources, and leaders from surrounding towns to promote high quality settings that are equitably distributed throughout city neighborhoods, Middlesex County and other Connecticut communities.

We further recommend that the following language be substituted for the first three bulleted items on p. 40:

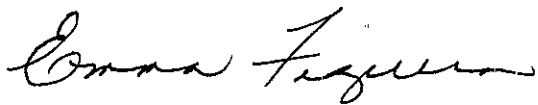
- The City should take the lead in a regional coalition to promote regional solutions and dispersed sites for special needs housing. This should involve working with state and municipal officials, providers, and consumer groups to ensure that no one municipality or neighborhood is the sole focus for the development of this

kind of housing, and that many communities do their part in providing these valuable solutions. Incentives should be pursued to encourage development of this housing in towns or neighborhoods which have not done their fair share.

- Problematic, poor quality operation of special needs housing should be aggressively addressed through existing code compliance capability and through work with the funding sources which are responsible for assuring quality of care in those settings.

We believe that this language captures a spirit that will foster understanding and cooperation. It should lead us forward toward our common goal, assuring Middletown remains a welcoming, diverse, caring and safe community.

Thank you for the opportunity to comment.

A handwritten signature in cursive script, appearing to read "Emma Figueroa".

Emma Figueroa, Chair
Board of Directors

The Board of Directors are:
Emma Figueroa, Chair
Steve Angle, Vice Chair and Secretary
George Kennedy, Treasurer
Tom Nolan, Board Member
Peter Nucci, President