



Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 4 CAPER Executive Summary response:

The City of Middletown is required to report annually to the U.S. Department of Housing and Urban Development (HUD) on project accomplishments funded through the Community Development Block Grant (CDBG). The Consolidated Annual Performance Evaluation Report (CAPER) is the mechanism the City makes its annual report.

City Residents can also use the CAPER to obtain useful and timely information on the goals and progress of housing and community development project activities underway and funded annually through these grants. It provides a general assessment of activities undertaken during the year in addressing priorities and strategies identified in the Program Year 2005-2010 Consolidated Plan, and specific information on individual project activities.

The CAPER is particularly useful for decision makers such as the Mayor and City Council members in establishing funding priorities and evaluating the success or failure of project activities. The CAPER narrative looks behind the projected goals into the "whys" when projects fail to meet the goals set forth in the annual Action Plans. This is particularly important in determining the City's progress in keeping its Line of Credit fund balance below the HUD prescribed limited of 1.5 program years, by identifying projects that are slow-moving or infeasible given their time frame, overall management, and funding.

The CAPER report plays a useful role in providing useful information on project feasibility and overall progress to guide future funding decision-making. Whenever possible, terms are defined and background is provided on topics that may be unfamiliar to residents, and in some cases, to HUD.

The Community Development Block Grant provides a large share of housing, economic development, and public services funds for the City. The total Consolidated Plan budget for Program Year 2008-2009 was \$921,820.09, including entitlement, revolving funds and program income. The City's funding is determined by a national

formula used by HUD that takes into account poverty, housing affordability, age of housing, overcrowding, and other factors that indicate the need for such funds.

Purpose of the Executive Summary

The CAPER Executive Summary provides a brief overview of the relationship among priorities and strategies adopt through adoption of the 2007-2008 Consolidated Plan, and how they relate to individual project goals and accomplishments. The CAPER complements and reports upon the project activities and goals identified in the previous year’s annual Action Plan.

The City received approximately \$407,345.00 in its annual entitlement funding from the U.S. Department of Housing and Urban Development, for the Year 2007-2008. The City also had \$0.00 in program income, \$24,018.63 in reprogrammed funds. The city’s accomplishments in this period are described and organized in the CAPER according to the five priorities and thirty-nine strategies established in the 2005-2010 Consolidated Plan. These priorities and strategies complement the HUD Primary Objective of development of viable communities, provision of decent housing and a suitable living environment, and expanding economic opportunities for persons of low- and moderate-income.

The City has five priorities and thirty-nine strategies the guide how CDBG funds are spent.

- Priority One: Address persistent and chronic problems with the City’s North End**
- Priority Two: Increase access to affordable and decent Housing**
- Priority Three: Promote and Improve Middletown’s Economic Opportunities and Labor Force**
- Priority Four: Protect and Assist the City’s Special Needs Populations**
- Priority Five: Improve Quality of Life for all of Middletown’s residents**

Table: Consolidated Plan Strategies 2005-2009.

| Obj . # | Specific Objectives | Expected Units | Actual Units PY31 | Actual Units PY3 2 | Actual Units PY3 3 | Actual Units PY3 4 | Prpsd Units PY3 5 | % Accomplished |
|---------|---|--------------------------|-------------------|--------------------|--------------------|--------------------|-------------------|----------------|
| | Homeless Objectives | | | | | | | |
| 1 | Engage chronic homeless clients, developing trust and establishing relationships from which client can make healthier lifestyle choices. | Ongoing | | | | | | |
| 2 | Conduct a community education effort with emphasis on available outreach services and on linking the need for permanent housing to end chronic homelessness. | Ongoing | | | | | | |
| 3 | Develop permanent supportive housing for chronic homeless population. | Ongoing | | | | | | |
| 4 | Develop tracking system for the community to accurately identify the chronic homeless population & their needs and communicate data and strategies to public. | Ongoing | | | | | | |
| 5 | Ensure that mainstream services reach the homeless population. | Ongoing | | | | | | |
| | Special Needs Objectives | | | | | | | |
| 6 | Support elderly housing especially for those with special needs such as economic needs, sensory impairment needs, accessibility needs, etc. | 1 Project | | | | | | |
| 7 | Provide gap financing for property owners or landlords rehabilitating their buildings to come up to ADA code. | Ongoing Res. Rehab Loans | | | | | | |
| 8 | Support access to Housing for those with HIV/AIDS | Ongoing | | | | | | |

Jurisdiction

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|----------------------------------|---|---------------------------|-----------|-----------|---------|---------|-----------|------|
| 9 | Continue to support anti-drug, addiction and transitional programs. | 1 Program | 0 | 0 | 0 | 0 | 0 | 0% |
| 10 | Continue to support the rehabilitation of properties acquired or currently owned by groups providing supportive housing. | Ongoing | 1 Program | 1 Program | 0 | 0 | 0 | 100% |
| Rental Housing Objectives | | | | | | | | |
| 11 | Support the redevelopment of downtown areas and the construction of and/or conversion of alternative space into affordable rental housing. | Ongoing Res. Rehab. Loans | 0 | 0 | 0 | 0 | 0 | 0% |
| 12 | Support the expansion of Rehabilitation Loan program to include conversion of upper story floors of Main Street buildings for residential affordable use and market rate housing. | Ongoing Res. Rehab. Loans | 0 | 0 | 0 | 0 | 0 | 0% |
| Owner Housing Objectives | | | | | | | | |
| 13 | Continue to support the Down Payment Assistance Loan and Closing Cost Grant program to educate low-income residents to become homeowners and offer low interest loans and grants through the Community Development Block Grant funds. | 25 Loans | 2 Loans | 2 Loans | 2 Loans | 0 Loans | 0 Loans | 30% |
| 14 | Continue to support groups that provide opportunities for low-income Middletown residents to become homeowners. | Ongoing | 0 | 1 Project | 0 | 0 | 1 Project | 100% |
| 15 | Partner with Banks to offer favorable loans to first-time low-and moderate income home buyers that are secured with loan guarantees or subsidies to reduce the interest. | 40 Loans | 0 | 0 | 0 | 0 | 0 | 0% |

Jurisdiction

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|----|---|-------------------|-----------------|---------------|---------------|---------------|--------------|------|
| 16 | Continue to use the Residential Rehabilitation Loan program to benefit low-income residents by rehabilitating the buildings in which they reside. | 25 Loans | 3 Loans | 0 | 2 Loans | 1 Loan | 0 | 24% |
| | Community Development Objectives | | | | | | | |
| 17 | Implement the North End Redevelopment Plan as a means to improve the quality of life in the neighborhood. | 110 Housing Units | 96 rental units | 4 owner units | 8 owner units | 3 Owner units | 0 Units | 101% |
| 18 | Implement the Miller & Bridge Redevelopment Plan as a means of ensuring environmental justice for existing low-income residents. | 17 Structures | 3 Structures | 0 | 0 | 0 | 0 | 18% |
| | Infrastructure Objectives | | | | | | | |
| 19 | Support improvements to infrastructure within CDBG eligible areas. | 1 Project | 0 | 2 Project | 1 Project | 0 | 0 | 300% |
| | Public Facilities Objective | | | | | | | |
| 20 | Continue to support the creation of new public facilities and improvements to existing public facilities such as modernization and ADA accessibility compliance, etc. | 5 Facilities | 3 Facilities | 1 Facility | 2 Facilities | 4 Facilities | 8 Facilities | 360% |
| | Public Service Objectives | | | | | | | |
| 21 | Support education and job training programs that increase residents' skills and new employment opportunities. | 300 People | 59 People | 35 People | 40 People | 180 People | 50 People | 93% |
| 22 | Create Neighborhood and Police partnerships to address crime. | 3 Programs | 1 Program | 0 | 0 | 0 | 0 | 33% |
| 23 | Continue to improve access to transportation to seniors, disabled adults and low-income residents to get to shopping areas, medical facilities, educational and employment opportunities. | 1 Program | 0 | 0 | 0 | 0 | 0 | 0% |
| 24 | Continue to provide supervised educational programs and activities after school. | 5 Programs | 0 | 3 Programs | 3 Programs | 6 Programs | 5 Programs | 340% |

Jurisdiction

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|----|---|------------|------------|-----------|------------|-----------|------------|------|
| 25 | Support programs that increase access to healthcare to those of low- and moderate-income. | Ongoing | 0 | 0 | 0 | 0 | 0 | 0% |
| 26 | Continue to support programs that provide for the transition from providing immediate needs to improve self sufficiency. | 5 Programs | 3 Programs | 1 Program | 3 Programs | 1 Program | 2 Programs | 160% |
| 27 | Continue to study the effect that an aging population will have on Middletown and implement programs to not only assist those elderly who are in need to take advantage of the body of knowledge, expertise, and volunteerism that this segment of the community can apply to address a range of community needs. | 1 Study | 0 | 0 | 0 | 0 | 0 | 0% |
| 28 | Support early education programs for the youngest of the City's disadvantaged children so they can begin school on equal footing with those from better-off families. | 2 Programs | 0 | 1 Program | 1 Program | 0 | 0 | 100% |
| 29 | Provide support and technical assistance to neighborhood groups existing in low-income neighborhoods | 4 Programs | 0 | 0 | 1 Program | 0 | 0 | 25% |
| 30 | Support programs that will assist in providing childcare so parents can find and maintain employment. | 1 Program | 0 | 1 Program | 1 Program | 0 | 0 | 200% |
| | Economic Development Objectives | | | | | | | |
| 31 | Rehabilitate historic industrial sites in Middletown such as the North End, to be then used as a business incubator creating new jobs. | 1 Site | 1 | 0 | 0 | 0 | 0 | 100% |
| 32 | Take advantage of the success of downtown Middletown as a entertainment and restaurant center to increase employment by attracting retail and business establishments. | Ongoing | | | | | | |

| | | | | | | | | |
|----|--|---------|-------|---|---|---|---|-----|
| 33 | Reclaim former industrial sites on the riverfront as a mixed-use commercial/recreational area on the 85-acre site to reinvigorate residential neighborhoods and connect to all new development downtown. | Ongoing | | | | | | |
| 34 | Continue efforts to attract businesses through the Enterprise Zone and Target Investment Community Incentives, and the local Tax and Business Incentive Ordinance. | Ongoing | | | | | | |
| 35 | Continue to support and fund the REINVEST loan program. | Ongoing | | | | | | |
| 36 | Continue funding JOBS loan program and marketing to industrial sector. | 5 Jobs | 1 Job | 0 | 0 | 0 | 0 | 20% |
| | Other Objectives | | | | | | | |
| | Lead-Based Paint Hazards | | | | | | | |
| 37 | Continue testing at-risk children and provide families with educational materials on the hazards of lead-based paint. | Ongoing | | | | | | |
| 38 | Continue to support Middletown’s application for Federal Lead Abatement Grants. | Ongoing | | | | | | |
| | Fair Housing | | | | | | | |
| 39 | Continue to actively support the involvement of housing activists with the Human Relations staff to unilaterally and expeditiously deal with inquires and complaints. | Ongoing | | | | | | |

Structure of the CAPER

The report consists of the CAPER Narrative, and the Grantee Performance Report, which provides a much higher level of detail on project activities to HUD. This document is the CAPER Narratives portion. The CAPER includes several narrative sections, which provide a summary of the City’s overall progress in meeting local priorities and goals, and describes the status of the annual actions taken to address specific areas under the Consolidated Plan. Included within the City’s CAPER report is an Executive Summary and Introduction to the CAPER; the following required narratives:

- Assessment of Strategic Plan Goals and Objectives

- Affirmatively Furthering Fair Housing
- Affordable Housing
- Continuum of Care
- Other Actions
- Leveraging Resources
- Citizen Comments
- Self-Evaluation

Furthermore, the CAPER also includes a program-specific narrative for the Community Development Block Grant (CDBG), a narrative on Program monitoring, and a narrative on Citizen Participation.

CDBG Financial Summary

The City had \$921,820.09 in Community Development Block Grant (CDBG) funds available for Program Year September 1, 2008 to August 31, 2009.

CDBG Financial Summary

CDBG Resources

| | | |
|--|-----------|-------------------|
| Reprogrammed funds | \$ | 0.00 |
| CDBG Entitlement | \$ | 407,345.00 |
| Program Income Received | \$ | 0.00 |
| <u>Unexpended balance from previous year</u> | <u>\$</u> | <u>514,475.09</u> |
| Total Resources | \$ | 921,820.09 |

CDBG Expenditures

| | | |
|-------------------------------------|----|------------|
| Total CDBG Expenditures | \$ | 340,379.34 |
| Unexpended Balance (August 31,2006) | \$ | 581,440.75 |

For the 2008 Program Year (September 1, 2008 – August 31, 2009), the City of Middletown:

- Obligated \$68,381.54 on Public Services activities. This represents 14.96% of its funding (the current year’s entitlement, and program income from the preceding year). The City of Middletown is required to spend not more than 15% of its funding on Public Service. The 14.96% is in compliance with the 15% cap.
- Spent \$80,526.10 on Planning and Administration; or 19.77% of its funding. This is less than HUD’s requirement that not more than 20% of funds be spent on Planning and Administration.

The City also:

- Expended 100% of its annual CDBG funding to benefit low and moderate-income persons. This exceeds HUD’s requirement that a grantee spend at least 70% of its annual CDBG funding (excluding planning and administration expenses) to benefit low and moderate-income persons over a three-year period. The City has met and exceeded this standard for each year of the 2005-2010 Consolidate Plan.
- The 2007 CDBG year is the second year in a new three-year certification period. For this first year Middletown expended 100% of its annual CDBG funds to low and moderate income eligible projects. For the second year Middletown also expend 100% on low and moderate income eligible projects.

Performance Measures

In 2008 HUD issued a formal notice in the Federal Register to implement performance measures to help report the relationship between accomplishment and the resources invested in them, and to determine if the funded programs and projects are operating in the most efficient and effective manner. Section XI provides more information on how 2008 grants' outcomes will be measured.

Past Performance

The City of Middletown continues to work at improving its overall performance in address the needs for Middletown's low- and moderate-income residents. The City of Middletown maintains a record of its past performance going back to 2003 online at <http://www.middletownplanning.com/Committees/CAC/cdbg.html>.

Carry-over Projects

The following project continued from previous grant years:

| Activities | CDBG Allocation | Balance at Beginning of 2008 | Balance at the End of 2008 | Accomplishments |
|---|-----------------|------------------------------|----------------------------|---|
| 2002 Down Payment Assistance | \$45,000 | \$2,880 | \$2,800 | Balance will be reprogrammed in 2010 or incorporated into a new homeownership assistance program. |
| 2003 Middletown Housing Partnership Trust | \$15,000 | \$10,172.60 | \$9,484.60 | Project Underway |
| 2004 Russell Library- ADA | \$45,000 | \$3,946.34 | \$2,604.40 | Balance will be reprogrammed in 2010. |
| 2004 Main Street Street Lights | \$75,000 | \$5,983.75 | \$5,983.75 | Balance will be reprogrammed in 2010. |
| 2005 Residential Rehab Loan Program | \$51,281.23 | \$51,281.23 | \$51,281.23 | Revolving Loan Program, Program will likely be modified to a grant program in 2010. |
| 2006 Mercy Shepherd Home Code Compliance | \$6,000 | \$3,294.50 | \$0 | Project completed. |
| 2006 McCarthy Park Improvements | \$35,000 | \$2,872.50 | \$26.06 | Project completed and balance of funds will be reprogrammed in 2010. |
| 2006 Harbor PRk ADA Dock | \$40,000 | \$40,000 | \$39,737.50 | Project underway |
| 2007 Middletown Worker Prep | \$10,000 | \$1,378.20 | \$0 | Project completed. |
| 2007 Program Administration | \$72,000.33 | \$10,068.32 | \$9,553.74 | If any balance remains after close out, it will be |

Jurisdiction

| | | | | |
|--|--------------|--------------|--------------|---|
| | | | | reprogrammed in 2010 |
| 2008 Middletown Schools- Windows for Family Services Building | \$20,000 | \$20,000 | \$20,000 | Project underway and should be completed by October 2009. |
| 2008 City of Middletown- Downpayment Assistance Loan Prgram Fees | \$500 | \$500 | \$500 | Balance will be reprogrammed in 2010 or incorporated into a new homeownership assistance program. |
| 2008 North End Housing Rehab | \$251,101.91 | \$251,101.91 | \$82,826.85 | Project Underway |
| 2008 North End Housing Relocation | \$158,692.00 | \$158,692.00 | \$114,671.05 | Relocation Payments underway. |
| 2008 Community Renewal Team- Child Care Center Driveway Improvements | \$20,000 | \$20,000 | \$20,000 | Project underway and should be completed by September 2009. |
| 2008 City of Middletown- Program Administration | \$81,000 | \$79,750.52 | \$1,249.48 | If any balance remains after close out, it will be reprogrammed in 2010 |
| | Total | \$661,922 | \$360,719 | |

General Questions

1. **Assessment of the one-year goals and objectives:**
 - a. **Describe the accomplishments in attaining the goals and objectives for the reporting period.**

Summary of Community Development Accomplishments

Several of these projects are still underway, and will be completed in 2009 or early 2010. The status of the per the IDIS program is as follows:

Table 1: Project Underway/Completed

| Eligibility Category | Projects Underway | Projects Completed | Funded |
|--|-------------------|--------------------|--------------|
| Acquisition | 1 | 6 | \$49,706.70 |
| Administration & Planning | 0 | 5 | \$80,526.10 |
| Economic Development | 0 | 0 | \$0.00 |
| Housing | 5 | 1 | \$172,213.06 |
| Public Facilities & Neigh. Improvement | 2 | 11 | \$50,078.04 |
| Public Service | 0 | 19 | \$68,381.54 |

Source: HUD Integrated Disbursement and Information System Report C04PR23

Public Services

Public services include counseling, employment and training, recreational, education and cultural services, domestic violence programs, senior citizen programs, drug abuse treatment, health care and child care services, among many other eligible activities. The city cannot spend more than 15% of its annual Community Development Block Grant on these activities.

Middletown funded 10 public service projects. They were:

Literacy Volunteers of Central Connecticut Literacy Tutoring

The Middletown Community Literacy Tutoring Program will provided English language tutoring conducted by volunteers who have successfully completed our in-depth tutor-training workshop. The students in this program are low and moderate income Middletown residents who need to acquire/improve English literacy skills (they either read or write below a 5th grade level or they are immigrants with low-level skills) in order to achieve economic self sufficiency and reduce generational poverty through achievements related to work, family, and community involvement goals.

This program benefited 80 participants. All 80 participants were reported to be low- and moderate-income.

This program received \$1,400 in Community Development Block Grant funds and these funds were able to leverage \$20,623 in other funding.

Cross Street Training Center After School Program

Cross Street Training & Academic Center Inc. is dedicated to serving students who need additional learning opportunities beyond regular school for experiencing success. This after school program addressed closing the achievement gap that exists among groups of students by providing one-on-one, pair and share, and small group tutoring and mentoring strategies for underserved populations of diverse cultures. Further, this program served middle and high school students suspended or expelled from regular school by keeping them focused and academically on task, while addressing anger management and character-building. Further, Cross Street Training Center extended students additional learning opportunities in the summer through the fine and performing arts. Summer winds Arts and Music Camp is a fun-loving, learning experience made affordable for parents, whose children would not normally be able to afford camp. Students from Wesleyan University and Middlesex Community College also benefited from CSTAC, where they served as tutors and mentors by fulfilling their internships with our children and youth through our programs.

This program benefited 40 participants. 36 were reported to be low- and moderate-income.

This program received \$3,100 in Community Development Block Grant funds and these funds were able to leverage \$16,000 in other funding.

St. Vincent DePaul Amazing Grace Food Distribution

St. Vincent DePaul Place's Amazing Grace Food Distribution Initiative (Amazing Grace Food Pantry) offered monthly perishable and non-perishable food, free of charge to individuals and families in need who reside in Middletown. We have seen a dramatic increase in the number of new guests who shop monthly at our Amazing Grace Food Pantry. We serve an average of 623 households per month in 2007 which translated to 21,793 food items each month, or 170,760 meals a year. St. Vincent DePaul had a part time Outreach Worker, who was available to refer individuals to the food stamp program and/or other programs should they qualify, and pointed out employment opportunities through the local United Labor Agency which offers Vocational services for adults with addiction disorders, or the State Bureau of Rehabilitative Services for people with disabilities and challenges. CDBG funding was applied to the salary of the Food Pantry's 30 hour per week Coordinator who oversees day-to-day stocking and distribution of donated and purchased food; and part of the funding was applied towards rent for the facility through a twelve-month period.

This program benefited 332 participants. All 332 participants were reported to be low- and moderate-income.

This program received \$3,000 in Community Development Block Grant funds and these funds were able to leverage \$119,658 in other funding.

North End Action Team Community Organizing

The continuing Block by Block community organizing program focused attention on identifying areas, both geographic and situational, that required indigenous involvement to encourage internal leadership to emerge that provides for sustainable indigenous leadership and prevents factors that lead to neighborhood deterioration. The leadership framework for the program includes residents and stakeholders from throughout the North End, including both longtime residents and newcomers

Jurisdiction

This program benefited census tracts 5416 and 5411, where 79.4% of the residents are considered low- and moderate-income.

This program received \$3,000 in Community Development Block Grant funds and these funds were able to leverage \$97,715 in other funding.

A More Excellent Way Ministries Youth Connection Program

This after school program provided tutoring and activities to children living in Middletown's public housing

This program benefited 19 participants. All 19 participants were reported to be low- and moderate-income.

This program received \$2,000 in Community Development Block Grant funds and these funds were able to leverage \$62,020 in other funding.

I Have A Friend Youth Center After School Program

The I Have A Friend Youth Center served inner city children ages 6 to 12 in the greater Middletown area by provided homework assistance, music, art, and computer instruction. The program also offered field trips and provided a hot meal to all participants.

This program benefited 28 participants. 26 were reported to be low- and moderate-income.

This program received \$3,000 in Community Development Block Grant funds and these funds were able to leverage \$17,700 in other funding.

Kuhn Employment Opportunities

This project provided disabled and economically disadvantaged individuals with training and employment opportunities. The program also provided the City of Middletown, Parks and Recreation Department with maintenance and beautification services for the City's parks. This project provided employment to 6 mentally disabled individuals

This program benefited 6 participants. All 6 participants were reported to be low- and moderate-income.

This program received \$3,000 in Community Development Block Grant funds and these funds were able to leverage \$91,742.64 in other funding.

Oddfellows Playhouse At-risk Youth Troupe

Oddfellows Playhouse provided educational theater and drama program through their Neighborhood troupes that targeted children of low and moderate income neighborhoods. 5 troupes were provided, 4 from Maplewood Terrace and 1 from the North End.

This program benefited 44 participants. All 44 participants were reported to be low- and moderate-income.

This program received \$2,000 in Community Development Block Grant funds and these funds were able to leverage \$64,415 in other funding.

Jurisdiction

Middlesex Business and Industry Foundation Worker Preparation Program

The worker preparation program identified unemployed low income individuals and worked with them to prepare them to re-enter the work-force.

This program benefited 94 participants. 81 were reported to be low- and moderate-income.

This program received \$25,000 in Community Development Block Grant funds and these funds were able to leverage \$7,500 in other funding.

Shiloh Church Camp Shiloh

Camp Shiloh provided a six-week summer day camp program that included activities such as arts and crafts, field trips and tutoring support.

This program benefited 24 participants. 23 were reported to be low- and moderate-income.

This program received \$15,000 in Community Development Block Grant funds and these funds were able to leverage \$900 in other funding.

Table 2: Number of Persons Receiving Public Services, Program Year 2008-2009 (Underway and Completed)

| Category | Actual Number of Persons Served |
|-------------------------------|---------------------------------|
| Public Services - General | 2,605 |
| Senior Services | |
| Services for Disabled | |
| Legal Services | |
| Youth Services | 266 |
| Transportation Services | |
| Substance Abuse Services | |
| Battered and Abused Spouses | |
| Employment Training | 129 |
| Crime Awareness/Prevention | |
| Fair Housing Activities | |
| Tenant/Landlord Counseling | |
| Child Care Services | 58 |
| Health Services | |
| Abused and Neglected Children | |
| Mental Health Services | |
| Screening for Lead | |
| Homebuyer Counseling | |
| Total | 3,058 |

Source: HUD Integrated Disbursement and Information System Report C04PR23

Public Facilities and Improvements

Public facilities and improvements include a wide variety of projects, including the acquisition, construction, reconstruction, rehabilitation and installation of public improvements or facilities, such as community centers, fire stations, playgrounds, street, libraries, and community centers, among many other activities.

The City of Middletown funded four public facility projects:

The Connection Inc. Head Eddy Shelter Security Cameras Project

The Eddy Shelter provides 24-hour access to emergency shelter for adult females and males over the age of 18. The Connection, Inc. installed additional security cameras to enhance the safety and security of the residents and staff. The additional cameras allowed staff to monitor individuals who may approach the building or attempt to pass contraband through the windows or engage in other activities contrary to the mission of the shelter. This aided in the prevention of any attempts to smuggle contraband into the facility or engage in other illicit behavior

This facility improvement benefited 134 participants. All 44 participants were reported to be low- and moderate-income.

This program received \$5,000 in Community Development Block Grant funds and these funds were able to leverage \$0 in other funding.

Community Renewal Team Head Start Community Center Driveway Improvements

The Community Renew Team's facility at 44 Hamlin Street houses the Idella Howell Child Development Center, Neighborhood Center case management and Meals on Wheels programs. This request is to make improvements to the driveway/parking lot area to increase parking by 20 spaces and improve traffic flow.

Project was not completed during the grant year, but will be completed in the fall of 2009. Accomplishments will be reported in the 2009 CAPER.

This program received \$20,000 in Community Development Block Grant funds and these funds were able to leverage \$36,542 in other funding.

Community Health Center New Horizons Shelter Front Porch Replacement

The New Horizon's Domestic Violence Shelter provides a safe place for victims of domestic violence. This project demolish the existing front porch structure and replaced it with a new three-story structure on the existing footprint with inside stairway and providing three season living space.

This facility improvement benefited 105 participants. All 105 participants were reported to be low- and moderate-income.

This program received \$20,000 in Community Development Block Grant funds and these funds were able to leverage \$0 in other funding.

Middletown Public Schools Energy Efficiency Improvements for the Youth and Family Services Building

This project will make energy efficiency improvements to 310 Hunting Hill Avenue Annex building that houses the Middletown Youth Service Bureau and the Middletown Parent/Family Resource Services

Project was not completed during the grant year, but will be completed in the December of 2009. Accomplishments will be reported in the 2009 CAPER.

This program received \$20,000 in Community Development Block Grant funds and these funds were able to leverage \$5,000 in other funding.

Table 3: Public Facilities and Improvements, Program Year 2008-2009

| Category | Actual Number of Projects Underway | Actual Number of Project Completed | Disbursed |
|--|------------------------------------|------------------------------------|-------------|
| Public Facilities-General | 1 | 3 | \$21,341.60 |
| Senior Centers | 0 | 0 | |
| Centers for the Disabled | 0 | 0 | |
| Homeless Facilities | 0 | 2 | \$5,000.00 |
| Youth Centers/Facilities | 0 | 0 | |
| Neighborhood Facilities | 0 | 0 | |
| Parks and Recreation Facilities | 1 | 1 | \$23,736.44 |
| Parking Facilities | 0 | 0 | |
| Solid Waste Disposal Facilities | 0 | 0 | |
| Flood and Drainage Facilities | 0 | 0 | |
| Water/Sewer Improvements | 0 | 0 | |
| Street Improvements | 0 | 0 | |
| Sidewalks | 1 | 1 | \$0.00 |
| Child Care Facilities | 0 | 2 | \$0.00 |
| Tree Planting | 0 | 0 | |
| Fire Stations | 0 | | |
| Health Facilities | 0 | 1 | \$0.00 |
| Facilities for Abused and Neglected Children | 0 | 0 | |
| Asbestos Removal | 0 | 0 | |
| Facilities for AIDS Patients | 0 | 0 | |
| Removal of Architectural Barriers | 0 | 0 | |
| Non-Residential Historic Preservation | 0 | 0 | |
| Total | 0 | 0 | \$50,078.04 |

Source: HUD Integrated Disbursement and Information System Report C04PR23

Economic Development

Economic development activities are those projects that are designed to create jobs or retain existing jobs; attract or retain businesses to an area, provide help to small businesses; acquire, construct, or rehabilitate buildings for businesses; and provide job training, among many other eligible activities.

Funds can also be used to encourage the formation of very small businesses, called micro-enterprises. The purpose of this program is to provide assistance to the City's growing companies with certain target sectors. The program is designed to assist

growing companies in enhancing their economic viability, increase revenues and increase operation performance.

The Economic Development Specialist with the Department of Planning, Conservation and Development manages these types of projects and oversees the JOBS loans program, a loan program to available to small businesses for improvements and working capital at a ratio of \$10,000 per new full-time low to moderate-income jobs.

During the 2008 CDBG fiscal year no JOBS loans were given out and no funds were allocated to economic development projects.

Table 4: Number of Businesses and Persons Assisted in Economic Development Activities, Program Yr. 2008-2009

| Category | Number of Business Assisted/ Number of New Jobs Created | Number of Low-Moderate Income Persons |
|----------------------------|--|---------------------------------------|
| Micro-Enterprises | 0 | 0 |
| Direct Business Assistance | 0 | 0 |
| Technical Assistance | 0 | 0 |
| Total | 0 | 0 |

Source: HUD Integrated Disbursement and Information System Report C04PR23

Housing Rehabilitation

CDBG funds are used for a wide range of housing activities under the Consolidated Plan grants. Although funds are primarily used to repair and renovation homes and apartments, the city also funds a program operated by Liberty Bank to help first-time buyers achieve ownership and provide minor home repairs.

The City of Middletown funded one project for Housing Rehabilitation:

Broad Park North End Homeownership Project

For 2008, \$224,363.63 was allocated to this project as the last installment in a \$720,000 commitment by the City of Middletown to the project. The developers, Broad Park Development Corporation and Nehemiah Housing Corporation, secured the seven (7) properties that are being targeted for homeownership redevelopment. In the 2008 CDBG year the developer has been working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds. The City has completed the relocation of seven households using CDBG funds. The developer is working to begin an abatement and selective demolition phase. Once the project is completed, there will be 17 affordable homeownership units.

Benefit to Low and Moderate Income Persons, Limited Clientele

This table lists all projects undertaken in the last year that meet the HUD National Objective test of what is referred to as "Low and Moderate Income Benefit, Limited Clientele". "Limited Clientele" are those persons for whom it can be assumed are low- to moderate- income or are described in the HUD regulations as persons with special needs, such as abused spouses, the homeless, and the severely disabled. Otherwise, to meet the "limited clientele" test, in most cases, participants must

Jurisdiction

submit documentation for income and family size to assure compliance with HUD regulations.

Projects may also qualify if they are of such a nature and location that it can be reasonably concluded that participants will be primarily low- and moderate-income; for example, a day care center that is designed to serve residents of a public housing complex would meet this test.

In some case HUD has determined whether a certain group can be presumed to be low and moderate-income. Such groups are identified by the parenthesis.

In PY 34, most all funded activities were wither specifically designed and screened for the benefit of low-income persons or were located in low- and moderate-income census tracts. The table below shows low- and moderate-income beneficiaries of this year's funded activities to represent over 100% of all funds allocated.

Table : Low/Mod Benefit calculation

| | |
|--|--------------|
| Expended on Low/Mod Non-Housing Benefit | \$172,104.28 |
| Expended on Low/Mod Housing Benefit | \$173,960.81 |
| Total Amount Expended for Low/Mod Activities | \$346,065.09 |

| | |
|-----------------------------------|--------------|
| Amount Subject to Low/Mod Benefit | \$346,065.09 |
| Percentage Low/Mod | 100% |

Table 5: CDBG Allocation benefiting Low- and Moderate-income Residents

| PY 34 Activities | CDBG Allocation | CDBG Expended | #Low/Mod | #Total | % LMA | Notes |
|--|-----------------|---------------|----------|--------|-------|----------------------|
| Literacy Volunteers of Central Connecticut-Literacy Tutoring | \$1,400.00 | \$1,400 | 80 | 80 | 100% | People |
| Cross Street Training Center-After School Program | \$3,100.00 | \$3,100.00 | 36 | 40 | 90% | Children |
| St. Vincent DePaul-Amazing Grace Food Distribution | \$3,000.00 | \$3,000.00 | 332 | 332 | 100% | People |
| North End Action Team-Community Organizing | \$3,000.00 | \$2,995.84 | 1,238 | 3,687 | 79.4% | Households |
| A More Excellent Way Ministries-Youth Connection Program | \$2,000.00 | \$2,000.00 | 19 | 19 | 100% | Children |
| I Have A Friend Youth Center-After School Program | \$3,000.00 | \$3,000.00 | 26 | 28 | 92.9% | Children |
| Kuhn Employment | \$3,000.00 | \$3,000.00 | 6 | 6 | 100% | Disabled Individuals |

Jurisdiction

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|--|--------------|--------------|---|---|-------|---|
| Opportunities- Mobile Work Crew | | | | | | |
| Oddfellows Playhouse- At- risk Youth Troupes | \$2,000.00 | \$2,000.00 | 44 | 44 | 100% | Children |
| Middlesex Business and Industry Foundation- Worker Prep Program | \$25,000.00 | \$25,000 | 81 | 94 | 86.2% | People |
| Shiloh Church- Camp Shiloh | \$15,000.00 | \$15,000 | 23 | 24 | 95.8% | Children |
| The Connection Inc.- Eddy Shelter Security Cameras | \$5,000.00 | \$5,000 | 134 | 134 | 100% | Homeless Individuals |
| Community Renewal Team- Head Start Community Center Driveway Improvements | \$20,000.00 | \$0.00 | 100 (To be completed in September 2010) | 100 | 100% | People |
| Broad Park Development Corporation- North End Homeownership Redevelopment | \$224,363.63 | \$168,275.06 | 17 (To be completed when project is finished, expected 2010-2011) | 17 | 100% | Households |
| Community Health Center- New Horizons Shelter- Front Porch Replacement | \$20,000.00 | \$20,000.00 | 105 | 105 | 100% | People- Victims of Domestic Violence |
| Middletown Public Schools- Energy Efficiency improvements for Youth and Family Services | \$20,000.00 | \$0.00 | To be completed by October 2010 | To be Completed by October 2010 | | People |
| Middletown Planning, Conservation and Development- Down Payment Assistance Program Fees | \$500.00 | \$0.00 | 0 No Loans Given | 0 | 0% | Households |
| Middletown Planning, Conservation and Development- Program Administration | \$81,000.00 | \$79,750.52 | NA | NA | NA | NA |

Jurisdiction

Each year a number of projects are not completed within the one year grant period from Sept 1st to August 31st. The following table lists project that have been carried over from last year and their current status as well as projects from 2008 that have not been completed yet and will carry over to the 2009 grant year.

For 2008 grant projects only two projects have needed extensions. They are the Community Renewal Teams Head Start Community Center Driveway Improvements and the Middletown Public Schools Energy Efficiency Improvements for the Youth and Family Services project. Both of these project are construction projects and are expected to be completed by the end of December 2009.

Table 6: Carry-Over Projects

| Activities | CDBG Allocation | Balance at Beginning of 2008 | Balance at the End of 2008 | Accomplishments |
|---|-----------------|------------------------------|----------------------------|---|
| 2002 Down Payment Assistance | \$45,000 | \$2,880 | \$2,800 | Balance will be reprogrammed in 2010 or incorporated into a new homeownership assistance program. |
| 2003 Middletown Housing Partnership Trust | \$15,000 | \$10,172.60 | \$9,484.60 | Project Underway |
| 2004 Russell Library- ADA | \$45,000 | \$3,946.34 | \$2,604.40 | Balance will be reprogrammed in 2010. |
| 2004 Main Street Street Lights | \$75,000 | \$5,983.75 | \$5,983.75 | Balance will be reprogrammed in 2010. |
| 2005 Residential Rehab Loan Program | \$51,281.23 | \$51,281.23 | \$51,281.23 | Revolving Loan Program, Program will likely be modified to a grant program in 2010. |
| 2006 Mercy Shepherd Home Code Compliance | \$6,000 | \$3,294.50 | \$0 | Project completed. |
| 2006 McCarthy Park Improvements | \$35,000 | \$2,872.50 | \$26.06 | Project completed and balance of funds will be reprogrammed in 2010. |
| 2006 Harbor PRK ADA Dock | \$40,000 | \$40,000 | \$39,737.50 | Project underway |
| 2007 Middletown Worker Prep | \$10,000 | \$1,378.20 | \$0 | Project completed. |
| 2007 Program Administration | \$72,000.33 | \$10,068.32 | \$9,553.74 | If any balance remains after close out, it will be reprogrammed in 2010 |
| 2008 Middletown Schools- Windows for Family Services Building | \$20,000 | \$20,000 | \$20,000 | Project underway and should be completed by October 2009. |
| 2008 City of Middletown- Downpayment Assistance Loan Prgam Fees | \$500 | \$500 | \$500 | Balance will be reprogrammed in 2010 or incorporated into a new homeownership assistance program. |
| 2008 North End Housing Rehab | \$251,101.91 | \$251,101.91 | \$82,826.85 | Project Underway |

Jurisdiction

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|---|--------------|------------------|------------------|---|
| 2008 North End Housing Relocation | \$158,692.00 | \$158,692.00 | \$114,671.05 | Relocation Payments underway. |
| 2008 Community Renewal Team-Child Care Center Driveway Improvements | \$20,000 | \$20,000 | \$20,000 | Project underway and should be completed by September 2009. |
| 2008 City of Middletown-Program Administration | \$81,000 | \$79,750.52 | \$1,249.48 | If any balance remains after close out, it will be reprogrammed in 2010 |
| Total | | \$661,922 | \$360,719 | |

The following table is a list of all the strategies from the 2005-2009 Consolidated Plan and it lists the accomplishments achieved or proposed for each grant year.

Table 7: Consolidated Plan Strategies 2005-2009.

| Obj . # | Specific Objectives | Expected Units | Actual Units PY31 | Actual Units PY32 | Actual Units PY33 | Actual Units PY34 | Prps d Units PY35 | % Accomplished |
|---------|---|--------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------|
| | Homeless Objectives | | | | | | | |
| 1 | Engage chronic homeless clients, developing trust and establishing relationships from which client can make healthier lifestyle choices. | Ongoing | | | | | | |
| 2 | Conduct a community education effort with emphasis on available outreach services and on linking the need for permanent housing to end chronic homelessness. | Ongoing | | | | | | |
| 3 | Develop permanent supportive housing for chronic homeless population. | Ongoing | | | | | | |
| 4 | Develop tracking system for the community to accurately identify the chronic homeless population & their needs and communicate data and strategies to public. | Ongoing | | | | | | |
| 5 | Ensure that mainstream services reach the homeless population. | Ongoing | | | | | | |
| | Special Needs Objectives | | | | | | | |
| 6 | Support elderly housing especially for those with special needs such as economic needs, sensory impairment needs, accessibility needs, etc. | 1 Project | | | | | | |
| 7 | Provide gap financing for property owners or landlords rehabilitating their buildings to come up to ADA code. | Ongoing Res. Rehab Loans | | | | | | |
| 8 | Support access to Housing for those with HIV/AIDS | Ongoing | | | | | | |
| 9 | Continue to support anti-drug, addiction and transitional programs. | 1 Program | 0 | 0 | 0 | 0 | 0 | 0% |

Jurisdiction

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|---|---|---------------------------|-----------------|---------------|---------------|---------------|--------------|------|
| 10 | Continue to support the rehabilitation of properties acquired or currently owned by groups providing supportive housing. | Ongoing | 1 Program | 1 Program | 0 | 0 | 0 | 100% |
| Rental Housing Objectives | | | | | | | | |
| 11 | Support the redevelopment of downtown areas and the construction of and/or conversion of alternative space into affordable rental housing. | Ongoing Res. Rehab. Loans | 0 | 0 | 0 | 0 | 0 | 0% |
| 12 | Support the expansion of Rehabilitation Loan program to include conversion of upper story floors of Main Street buildings for residential affordable use and market rate housing. | Ongoing Res. Rehab. Loans | 0 | 0 | 0 | 0 | 0 | 0% |
| Owner Housing Objectives | | | | | | | | |
| 13 | Continue to support the Down Payment Assistance Loan and Closing Cost Grant program to educate low-income residents to become homeowners and offer low interest loans and grants through the Community Development Block Grant funds. | 25 Loans | 2 Loans | 2 Loans | 2 Loans | 0 Loans | 0 Loans | 30% |
| 14 | Continue to support groups that provide opportunities for low-income Middletown residents to become homeowners. | Ongoing | 0 | 1 Project | 0 | 0 | 1 Project | 100% |
| 15 | Partner with Banks to offer favorable loans to first-time low-and moderate income home buyers that are secured with loan guarantees or subsidies to reduce the interest. | 40 Loans | 0 | 0 | 0 | 0 | 0 | 0% |
| 16 | Continue to use the Residential Rehabilitation Loan program to benefit low-income residents by rehabilitating the buildings in which they reside. | 25 Loans | 3 Loans | 0 | 2 Loans | 1 Loan | 0 | 24% |
| Community Development Objectives | | | | | | | | |
| 17 | Implement the North End Redevelopment Plan as a means to improve the quality of life in the neighborhood. | 110 Housing Units | 96 rental units | 4 owner units | 8 owner units | 3 Owner units | 0 Units | 101% |
| 18 | Implement the Miller & Bridge Redevelopment Plan as a means of ensuring environmental justice for existing low-income residents. | 17 Structures | 3 Structures | 0 | 0 | 0 | 0 | 18% |
| Infrastructure Objectives | | | | | | | | |
| 19 | Support improvements to infrastructure within CDBG eligible areas. | 1 Project | 0 | 2 Project | 1 Project | 0 | 0 | 300% |
| Public Facilities Objective | | | | | | | | |
| 20 | Continue to support the creation of new public facilities and improvements to existing public facilities such as modernization and ADA accessibility compliance, etc. | 5 Facilities | 3 Facilities | 1 Facility | 2 Facilities | 4 Facilities | 8 Facilities | 360% |
| Public Service Objectives | | | | | | | | |
| 21 | Support education and job training programs that increase residents' skills and new employment opportunities. | 300 People | 59 People | 35 People | 40 People | 180 People | 50 People | 93% |

Jurisdiction

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|----|---|------------|------------|------------|------------|------------|------------|------|
| 22 | Create Neighborhood and Police partnerships to address crime. | 3 Programs | 1 Program | 0 | 0 | 0 | 0 | 33% |
| 23 | Continue to improve access to transportation to seniors, disabled adults and low-income residents to get to shopping areas, medical facilities, educational and employment opportunities. | 1 Program | 0 | 0 | 0 | 0 | 0 | 0% |
| 24 | Continue to provide supervised educational programs and activities after school. | 5 Programs | 0 | 3 Programs | 3 Programs | 6 Programs | 5 Programs | 340% |
| 25 | Support programs that increase access to healthcare to those of low- and moderate-income. | Ongoing | 0 | 0 | 0 | 0 | 0 | 0% |
| 26 | Continue to support programs that provide for the transition from providing immediate needs to improve self sufficiency. | 5 Programs | 3 Programs | 1 Program | 3 Programs | 1 Program | 2 Programs | 160% |
| 27 | Continue to study the effect that an aging population will have on Middletown and implement programs to not only assist those elderly who are in need to take advantage of the body of knowledge, expertise, and volunteerism that this segment of the community can apply to address a range of community needs. | 1 Study | 0 | 0 | 0 | 0 | 0 | 0% |
| 28 | Support early education programs for the youngest of the City's disadvantaged children so they can begin school on equal footing with those from better-off families. | 2 Programs | 0 | 1 Program | 1 Program | 0 | 0 | 100% |
| 29 | Provide support and technical assistance to neighborhood groups existing in low-income neighborhoods | 4 Programs | 0 | 0 | 1 Program | 0 | 0 | 25% |
| 30 | Support programs that will assist in providing childcare so parents can find and maintain employment. | 1 Program | 0 | 1 Program | 1 Program | 0 | 0 | 200% |
| | Economic Development Objectives | | | | | | | |
| 31 | Rehabilitate historic industrial sites in Middletown such as the North End, to be then used as a business incubator creating new jobs. | 1 Site | 1 | 0 | 0 | 0 | 0 | 100% |
| 32 | Take advantage of the success of downtown Middletown as a entertainment and restaurant center to increase employment by attracting retail and business establishments. | Ongoing | | | | | | |
| 33 | Reclaim former industrial sites on the riverfront as a mixed-use commercial/recreational area on the 85-acre site to reinvigorate residential neighborhoods and connect to all new development downtown. | Ongoing | | | | | | |
| 34 | Continue efforts to attract businesses through the Enterprise Zone and Target Investment Community Incentives, and the local Tax and Business Incentive Ordinance. | Ongoing | | | | | | |
| 35 | Continue to support and fund the REINVEST loan program. | Ongoing | | | | | | |

Jurisdiction

| | | | | | | | | |
|----|---|---------|-------|---|---|---|---|-----|
| 36 | Continue funding JOBS loan program and marketing to industrial sector. | 5 Jobs | 1 Job | 0 | 0 | 0 | 0 | 20% |
| | Other Objectives | | | | | | | |
| | Lead-Based Paint Hazards | | | | | | | |
| 37 | Continue testing at-risk children and provide families with educational materials on the hazards of lead-based paint. | Ongoing | | | | | | |
| 38 | Continue to support Middletown's application for Federal Lead Abatement Grants. | Ongoing | | | | | | |
| | Fair Housing | | | | | | | |
| 39 | Continue to actively support the involvement of housing activists with the Human Relations staff to unilaterally and expeditiously deal with inquires and complaints. | Ongoing | | | | | | |

b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

For the 2008 Program Year (September 1, 2008 – August 31, 2009), the City of Middletown obligated \$68,381.54 on Public Services activities. This represents 14.96% of its funding (the current year's entitlement, and program income from the preceding year). The City of Middletown is required to spend not more than 15% of its funding on Public Service. The 14.96% is in compliance with the 15% cap.

List of Public Service Expenditures

| | |
|---|--------------------|
| Literacy Volunteers of Central Connecticut Literacy Tutoring- | \$ 1,400 |
| Cross Street Training Center After School Program- | \$ 3,100 |
| St. Vincent DePaul Amazing Grace Food Distribution- | \$ 3,000 |
| North End Action Team Community Organizing- | \$ 2,995.84 |
| A More Excellent Way Ministries Youth Connection Program- | \$ 2,000 |
| I Have A Friend Youth Center After School Program- | \$ 3,000 |
| Kuhn Employment Opportunities- | \$ 3,000 |
| Oddfellows Playhouse At-risk Youth Troupe- | \$ 2,000 |
| Middlesex Business and Industry Foundation Worker Prep Program- | \$25,000 |
| Shiloh Church Camp Shiloh- | \$15,000 |
| Total | \$60,495.84 |

The City of Middletown also spent \$80,526.10 on Planning and Administration; or 19.77% of its funding. This is less than HUD's requirement that not more than 20% of funds be spent on Planning and Administration.

List of Planning and Administration Expenditures
 Program Administration- \$80,526

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City of Middletown considering a number of changes to its program, partly as a result of this year, but more significantly as a part of the new Consolidated Plan that is currently being developed for the next 5-year period (2010-2014). Briefly, changes include:

- Reducing the scope of what Community Development Block Grant funds spending is directed to in order to maximize the effectiveness of these dollars. The current 5 year consolidated plan that covered 2005-2009, had five priorities and 39 strategies. The Committee anticipates that this will reduce to three priorities and between 15 to 20 strategies.
- More focus will be place of directing grants to a specific strategy through the annual solicitation process. The Citizen Participation plan will be amended to provide a hybrid selection process, with much of the entitlement being offered in a request for proposals process directly tied to goals and strategies laid out in the Consolidated Plan. Current the Citizen Participation Plan has an open call for proposals, and while it is requested that organization try and meet the needs laid out in the Consolidated Plan it has not been effective in directing CDBG funds to priority areas.
- Creating partnerships will be a key having a successful Community Development Block Grant program. Working Groups will be developed around the priority areas that will allow organizations to be involved with the City throughout the funding process, in the evaluation of how projects are faring and in developing new projects in line with the Consolidated Plan.
- There will be a better framework develop to determine if programs are effective through a two layer performance measurement system. The first layer would assess where Middletown is trending as a whole and by census tracts or planning districts. This information would be used to see if the overall plan is effective or needs to be reassessed or if new strategies need to be developed to meet new threats or opportunities. The second layer would direct measure the impact of projects and programs and will use client surveys, neighborhood surveys, and a range of easily accessible statistics to measure if the funded projects are effective and producing what was envisioned.

3. Affirmatively Furthering Fair Housing:

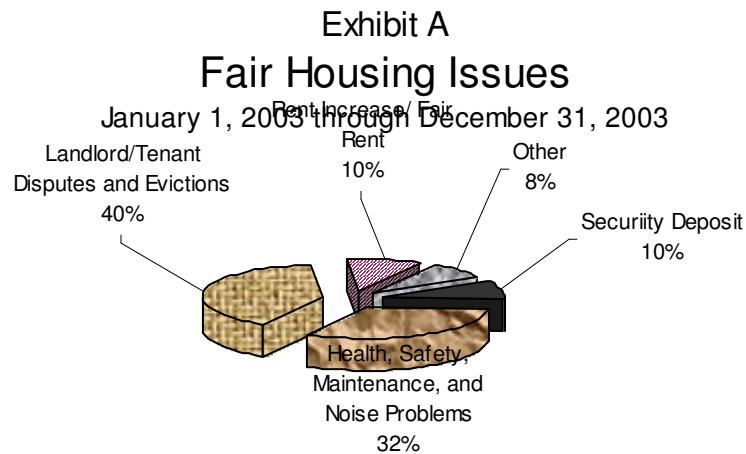
a. Provide a summary of impediments to fair housing choice.

The City of Middletown, as a recipient of federal and state monies, is bound by law to **affirmatively further** both **fair housing** and employment opportunities for low and moderate income residents and minorities, and the citizenry at large (see City Ordinance- Chapter 156- Fair Housing provided in appendix III). As a foundation for assessing the needs of the City and as a means for implementing effective fair housing activities, policies, procedures and changes, the Human Relations Department tracks all complaints and works with others agencies for their effective resolution.

Summary of Impediments

Impediments to housing and their relative seriousness are reflected in complaints received by the city's Fair Housing

Office summarized in the chart below.



Source: City of Middletown Human Relations Office

Complaints from renters included allusions to the following problems:

- Notice to Quit and Eviction Process. Individual rights and overview of process,
- Rent increases and fixed income issues,
- Security Deposit issues related to return of funds and interest,
- Transitional living to affordable housing in a decent area,
- Available funds for Security Deposit and Fuel Assistance,
- Complaints regarding maintenance; leaking ceilings, non-functional appliances, etc.,
- No Lease Agreement living arrangement issues
- Reasonable accommodation for person with disabilities.

As for the homeownership market, a perceived impediment often voiced is that minorities are only shown housing in certain parts of the community. Also, there are those locational limitations which are a matter of affordability and socioeconomic exclusion in some portions of the City. Others from within the minority community claim that parts of Middletown have a "bad reputation." Minorities who can afford housing or rental opportunities don't choose to live in those sections. Some of the problems associated with first time homeowners being denied opportunities include the following:

- Source of income discrimination
- Lack of housing subsidies precluding movement into nicer neighborhoods
- Past credit problems which may have nothing to do with current ability to pay
- The cost of new housing which is unfair to the "masses" and, concurrently, the obsolescence of the old "25% rule" which now necessitates 50 - 60% of gross income being put to housing costs
- A new generation of home buyers with no sweat equity skills who have grown up in apartments
- Economic downturn and the loss of income through downsizing and the elimination of overtime checks which were relied upon for living expenses
- The inability of first time buyers to save for down payment and closing costs

- The banking community's response in the late 1980's to scrutinizing buyers' credit histories.

Analysis of Impediments

A majority of all calls received relate to Landlord and Tenant Rights. Callers receive consultation on their rights and/or are referred to the appropriate agency (e.g., the Red Cross or other social services agencies) for assistance. Alternatively, they may be referred to the Statewide Legal Services of Connecticut, if legal aid is required. Local complaints are generally resolved by directly contacting the landlord or other agencies.

During PY34, as mortgages began to rise, market rents and housing prices for the City of Middletown continued to increase. While the market has slowed and areas of the country are experiencing a downturn in the housing market, Middletown's housing prices continue to increase in value. According to *The Commercial Record* (Volume 124 Number 36, Sept 7, 2007), median prices over the last year in Middletown increased by 3.15% for 1-4 family homes. This is a larger increase than last year's 1% increase and smaller than the 13.9% increase experienced in Middletown in 2004. Increases in housing prices act as an economic impediment to fair housing for the poor; this issue is covered in the narrative on affordable housing in "3.1 Affordable Housing Goals..."

While no written evidence exists of discriminatory practices, complaints have been registered with housing activists where landlords attempt to evict, lock out, harass for rent or not properly repair rental units. Housing activists report that the Connecticut Legal Services might have taken on some of these cases if there were extenuating circumstances.

However, landlords typically "back off" when confronted by the law or by the representatives of the affected tenant. The city's fair housing officer has filed the information comprising the rest of this section...

Finding affordable housing in decent areas of the City continues to be an issue for individuals going through transitional living programs. Many of these clients are galvanized or directed to areas that continue to impede instead of enhance their quality of life. Having sufficient funds for moving and security deposits are also an impediment to finding and securing affordable housing. Some of the previous services available within the City are no longer in place, for example programs with Community Action for Greater Middlesex County (C.A.G.M.C.). This further compounds housing issues for individuals in transition and/or without adequate financial savings.

b. Identify actions taken to overcome effects of impediments identified.

The City of Middletown Human Relations Department, Director and Commission have acted in the following capacity to promote and address Fair Housing issues:

- Continue to work with other agencies to assist individuals with securing financial assistance for security deposit, fuel, and utility assistance through a collaborative effort with Community Renewal Team (CRT), the American Red Cross, St. Vincent DePaul and the Jones Fund in the obtainment of affordable housing.

- Provide one-on-one counseling on Tenant and/or Landlord Rights.
- Continue to work with outside agencies, management/rental companies, Community Renewal Team (CRT), Eddy Shelter, and Middletown Housing Authority to assist with providing information on housing issues in the community.
- The Human Relations Department assists Tenants and Landlords with effective resolutions to housing issues and problems as they arise.
- Attend regular meetings, seminars and conferences on Fair Housing to keep abreast of changes in Fair Housing laws and new Bills that are passed to effectively implement new initiatives, wherever possible, for local and ADA citizens.
- The Human Relations Director/Fair Housing Officer is a member of the Board of Directors for the Fair Housing Association of Connecticut (FHA) where community housing, and tenant and landlord issues are reviewed and discussed. This information is disseminated to the appropriate contacts, people, and agencies for effective resolution of citizen issues with affordable housing.
- The Human Relations Director/Fair Housing Officer and the Director of Consumer Protection and ADA Coordinator work collaboratively with the Connecticut Fair Housing Association Chairperson, when applicable, to address Fair Housing issues, problems, and complaints as they are presented. To date, there have been no reported Fair Housing complaints of discrimination.
- The Human Relations Department has established an ACCESS database complaint intake system for the collection, tracking and reporting of Fair Housing and other complaints data. This information is updated annually.
- The Fair Housing Officer attends the Annual Fair Housing conference, workshops and meetings for the collection and dissemination of Fair Housing data to the appropriate agencies, clients, and sources, where applicable.
- The department continues to promote availability of programs and workshops that are designed to create awareness and assist either in the purchase of homes for first time home buyers through various agencies and others or in the rehabilitation of residential structures owned or occupied primarily by low and moderate income families.
- The Connecticut Supreme Court ruling in October 1999 ruled that Landlords cannot refuse to rent to tenants because they receive government subsidies to help with the rent. The new court ruling helps protect against discrimination of residents despite their income. The ruling will lead to better housing opportunities for low-income people since finding decent affordable housing is generally difficult.
- The Fair Housing Officer continues to assist City residents in the effective resolution of housing issues and complaints through collaborative efforts with other agencies and resources. Further, the City continues to maintain outreach efforts to available resources such as First Time Home Buyer Down Payment Assistance Programs through collaborative initiatives with local banks, Community Renewal Team (CRT), and Supportive Housing Coalition, which focuses on local entities like the Red Cross, Shepherd Home, St. Vincent DePaul, Rushford Center and the Connecticut Fair Housing Center.
- The Human Relations Department continues to reproduce Fair Housing and Landlord and Tenant Rights information for distribution to the general public.
- The Human Relations Department continues to counsel new Landlords and Property Managers with regards to their responsibilities under the various federal, state, and local housing laws.

- The Human Relations Department works in a collaborative partnership with the Community Renewal Team (CRT) Eviction Prevention Program and the Middletown Housing Authority ~ Public Housing Division and Section 8 in assisting tenants through the Walter C. Jones Fund from being evicted from their place of residency.

The Human Relations Department and the Commission will continue to provide educational materials, counseling, work with identified agencies and act as a clearinghouse for the public at large in addressing Fair Housing issues, concerns and complaints as they are presented.

The City is active in eliminating three barriers that poses the biggest threat to Middletown's affordability. The first is to ensure that there is an adequate supply of affordable housing. Last year, Middletown funded two projects with CDBG funds to address affordable housing. The first is the new apartments being built on Ferry Street. As of May 2007, the 96 unit Wharfside Commons have been available for new low- and moderate-income tenants. CDBG funds were used to help relocate the residents in the buildings. The second is a sister project to Wharfside Commons rental apartments and this is the Broad Park North End Homeownership project that is working to create 17 new units of affordable homeownership in the North End.

The second activity is the funding of Middletown Down Payment Assistance and Closing Cost Loan Program. This helps families that can afforded to own a home, but cannot pay for the significant upfront costs associated with buying a home. This program allows a eligible low and moderate Middletown household to borrow up to \$10,000 for a down payment and receive up to a \$3,000 grant for closing costs. This program has allowed numerous Middletown residents become Middletown homeowners.

The third activity is Middletown's Residential Rehabilitation Loan Program that allows existing Middletown low and moderate homeowners to borrow at a low interest up to \$25,000 for improvements on their property. This program is targeted to maintaining or improving the quality of Middletown's housing stock.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.**
- b. How Federal resources from HUD leveraged other public and private resources.**
- c. How matching requirements were satisfied.**

This section provides an overview of leveraging of Consolidated Plan funds from project activities. Leveraging of resources means that the city, whenever possible, identifies and uses other public and private funds, which, together with federal housing and community development funds better increases the amount of money that the city can commit to complete a project.

The Consolidated Plan regulations specify that, wherever possible, grantees shall attempt to obtain other public and private funds to pay for projects identified in the

Consolidated Plan. And the CAPER must include an explanation of how HUD resources leveraged public and private funds. This section will set forth how city departments and subrecipients identified and used other funds to leverage funding through the CDBG program.

Background

The City uses a variety of public and private resources to fulfill HUD’s National Objectives; that is, to provide decent housing, a suitable living environment, and expanded job opportunities for residents. Community Development Block Grant resources provide most of the funds for housing, community development, and economic revitalization activities. However, no one source can meet all of the needs within the city, and federal money often cannot cover the cost of projects alone. Funds appropriated by Congress for cities and counties continue to shrink, due to a greater number of governments participating in federal grant programs.

Advantage of Leveraging

A broad-based pool of money allows flexibility, and permits the city to leverage Consolidated Plan funds with other dollars. The table below summarizes the sources and amounts of leveraged funds for Program Year 2007-2008 activities.

The table and graph below show CDBG funds as a portion of total budget for each subgrantee's CDBG-funded activity. While the task of determining the exact leveraging role of the CDBG funds for each activity is a subtle one, it is plain to see a wide range with respect to the portion of their total budget comprised by the CDBG funds. In total, PY34's \$623,540.00 was pooled with an additional \$24,183,449.45 to fund 18 activities, or almost three times the CDBG portion. On average, activities' budgets only 35% of the funding come from CDBG grants. (35% is derived without including the \$23 million North End Housing project, since this project has millions in leveraged funds. Including the North End Housing project results in a leveraged ration of 2.5, which is depicted below.)

Table 8: Leveraging of CDBG Funds by Other Sources

| Organization | Project Name | CDBG Funding | Other Funding | Total Funding |
|--|---------------------------------|---------------------|----------------------|----------------------|
| Literacy Volunteers of Central Connecticut | Literacy Tutoring | \$1,400.00 | \$20,623 | \$22,023 |
| Cross Street Training Center | After School Program | \$3,100.00 | \$16,000 | \$19,100 |
| St. Vincent DePaul | Amazing Grace Food Distribution | \$3,000.00 | \$119,658 | \$122,658 |
| North End Action Team | Community Organizing | \$3,000.00 | \$97,715 | \$100,715 |
| A More Excellent Way Ministries | Youth Connection Program | \$2,000.00 | \$62,020 | \$64,020 |
| I Have A Friend Youth Center | After School Program | \$3,000.00 | \$17,700 | \$20,700 |
| Kuhn Employment Opportunities | Mobile Work Crew | \$3,000.00 | \$91,742.64 | \$94,742.64 |
| Oddfellows Playhouse | At-risk Youth Troupes | \$2,000.00 | \$64,415 | \$66,415 |
| Middlesex Business and Industry Foundation | Worker Prep Program | \$25,000.00 | \$7,500 | \$32,500 |
| Shiloh Church | Camp Shiloh | \$15,000.00 | \$900 | \$15,900 |

Jurisdiction

| | | | | |
|---|--|---------------------|-----------------------|-----------------------|
| The Connection Inc. | Eddy Shelter Security Cameras | \$5,000.00 | \$0.00 | \$5,000 |
| Community Renewal Team | Head Start Community Center Driveway Improvements | • \$20,000.00 | \$36,542 | \$56,542 |
| Broad Park Development Corporation | North End Homeownership Redevelopment | \$224,363.63 | \$6,842,030 | \$7,066,393.63 |
| Community Health Center | New Horizons Shelter- Front Porch Replacement | \$20,000.00 | \$0.00 | \$20,000 |
| Middletown Public Schools | Energy Efficiency improvements for Youth and Family Services | \$20,000.00 | \$5,000 | \$25,000 |
| Middletown Planning, Conservation and Development | Down Payment Assistance Program Fees | \$500.00 | \$0.00 | \$500 |
| Middletown Planning, Conservation and Development | Program Administration | \$81,000.00 | \$0.00 | \$81,000 |
| Total | | \$407,435.80 | \$7,381,845.64 | \$7,813,209.27 |
| CDBG Percentage | | | | 6% |

Source: 2008 Subgrantee Accomplishments Reports

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 4 CAPER Managing the Process response:

This section of the CAPER describes the process whereby the city includes residents in the review of the completeness and adequacy of the CAPER document. HUD requires resident participation at every level of the grant process. A Citizen Participation Plan is a precondition for funding through the Consolidated Plan.

The Citizens' Advisory Committee for the City of Middletown is an advisory board that provides an important forum for review of the Consolidated Plan and the CAPER. Requirements for membership of the Citizens' Advisory Committee are designed to encourage participation by low-and moderate-income persons, particularly those living in slum and blighted areas; and in areas of Middletown where use of CDBG funds are needed. The composition of the Citizens' Advisory Committee represent the following interest groups: 2 members of the Common Council (one from each political party), Banking/Insurance, Real Estate, Social Service/Human Relations, Middletown Housing Authority, Greater Middletown Preservation Trust, Labor, Low/Moderate Income, Planning and Zoning Commission, Minority, Elderly, Handicapped, Neighborhood Targeted Area, and At-large.

One highlight of the Citizens' Advisory Committee was the creation and adoption of a Monitoring Protocol. This item will be discussed in further detail in the Monitoring section of the CAPER.

The Citizens' Advisory Committee meets monthly, on the third Wednesday of each month. The Community Development Specialist staffs this committee and provides the committee with pertinent information on a timely basis and records and carries out all Committee decisions.

The Citizens' Advisory Committee meeting agenda and minutes are publicized on Middletown's Department of Planning, Conservation, and Development website at the following address: www.middletownplanning.com/cac.html. Public notices for substantial amendments to the Consolidated Plan are published in the Middletown Press and the Hartford Courant.

The draft CAPER was presented to the Citizens' Advisory Committee at their October meeting. Each member was given a copy to review.

To encourage public comment examination copies were provided to the Middletown Public library, the Department of Planning, Conservation, and Development, and on the Department's website. A notice of availability of the CAPER for community review was published in the Middletown Press and the Hartford Courant on September 22, 2009. A copy of the proof of publication for the public notice is provided in the appendix of the CAPER.

The Citizens' Advisory Committee held a public hearing on the CAPER on October 21, 2009 and the Committee extended the public hearing to the meeting of November

Jurisdiction

18, 2009, in order provide the public an additional opportunity to respond to the CAPER.

The Committee received the following comments from the public: No comments received from the public. The Committee did have a discussion about how to increase public input, such as writing press releases in addition to legal notices and sending copies to key stakeholders.

Questions regarding the CAPER Narrative or associated reports may be address to the following:

Michiel J. Th. Wackers
Deputy Director of Planning, Conservation, and Development
City of Middletown, PO Box 1300
245 DeKoven Drive
Middletown, CT 06457

Phone calls are welcomed at 860-344-3425.

Email may be sent to michiel.wackers@cityofmiddletown.com.

Citizen Participation

1. Provide a summary of citizen comments.

No comments were received from the public.

- 2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

The City had \$921,820.09 in Community Development Block Grant (CDBG) funds available for Program Year September 1, 2008 to August 31, 2009.

The breakdown of the sources of funds is as follows:

CDBG Resources

| | | |
|--|-----------|-------------------|
| Reprogrammed funds | \$ | 0.00 |
| CDBG Entitlement | \$ | 407,345.00 |
| Program Income Received | \$ | 0.00 |
| <u>Unexpended balance from previous year</u> | <u>\$</u> | <u>514,475.09</u> |
| Total Resources | \$ | 921,820.09 |

CDBG Expenditures

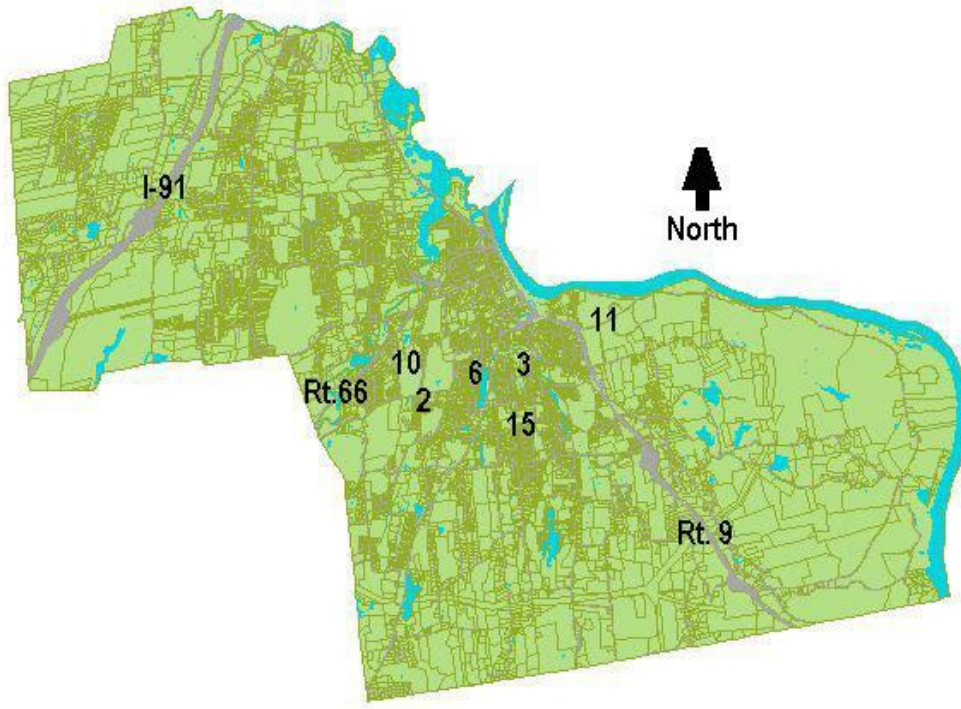
| | | |
|-------------------------------------|----|------------|
| Total CDBG Expenditures | \$ | 340,379.34 |
| Unexpended Balance (August 31,2006) | \$ | 581,440.75 |

The following maps show the geographic location of programs and projects funded, some public service projects, are show by where they are organization operates from, but served the a neighborhood or the City as a whole.

Table 9: Map Key

| Number | Organization | Project Name | Funding |
|---------------|---|--|----------------|
| 1 | Literacy Volunteers of Central Connecticut | Literacy Tutoring | \$1,400.00 |
| 2 | Cross Street Training Center | After School Program | \$3,100.00 |
| 3 | St. Vincent DePaul | Amazing Grace Food Distribution | \$3,000.00 |
| 4 | North End Action Team | Community Organizing | \$3,000.00 |
| 5 | A More Excellent Way Ministries | Youth Connection Program | \$2,000.00 |
| 6 | I Have A Friend Youth Center | After School Program | \$3,000.00 |
| 7 | Kuhn Employment Opportunities | Mobile Work Crew | \$3,000.00 |
| 8 | Oddfellows Playhouse | At-risk Youth Troupes | \$2,000.00 |
| 9 | Middlesex Business and Industry Foundation | Worker Prep Program | \$25,000.00 |
| 10 | Shiloh Church | Camp Shiloh | \$15,000.00 |
| 11 | The Connection Inc. | Eddy Shelter Security Cameras | \$5,000.00 |
| 12 | Community Renewal Team | Head Start Community Center Driveway Improvements | \$20,000.00 |
| 13 | Broad Park Development Corporation | North End Homeownership Redevelopment | \$224,363.63 |
| 14 | Community Health Center | New Horizons Shelter-Front Porch Replacement | \$20,000.00 |
| 15 | Middletown Public Schools | Energy Efficiency improvements for Youth and Family Services | \$20,000.00 |
| 16 | Middletown Planning, Conservation and Development | Down Payment Assistance Program Fees | \$500.00 |
| 17 | Middletown Planning, Conservation and Development | Program Administration | \$81,000.00 |

Map 1- Middletown Map



Map 2- Downtown Middletown Map

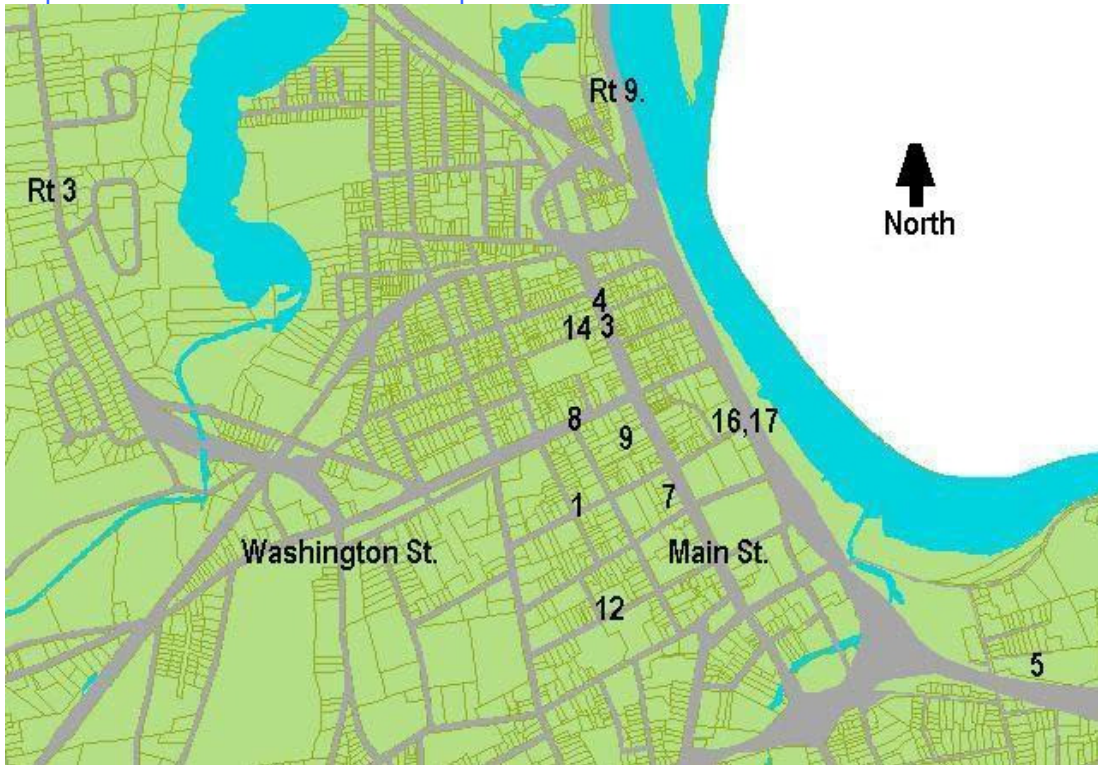
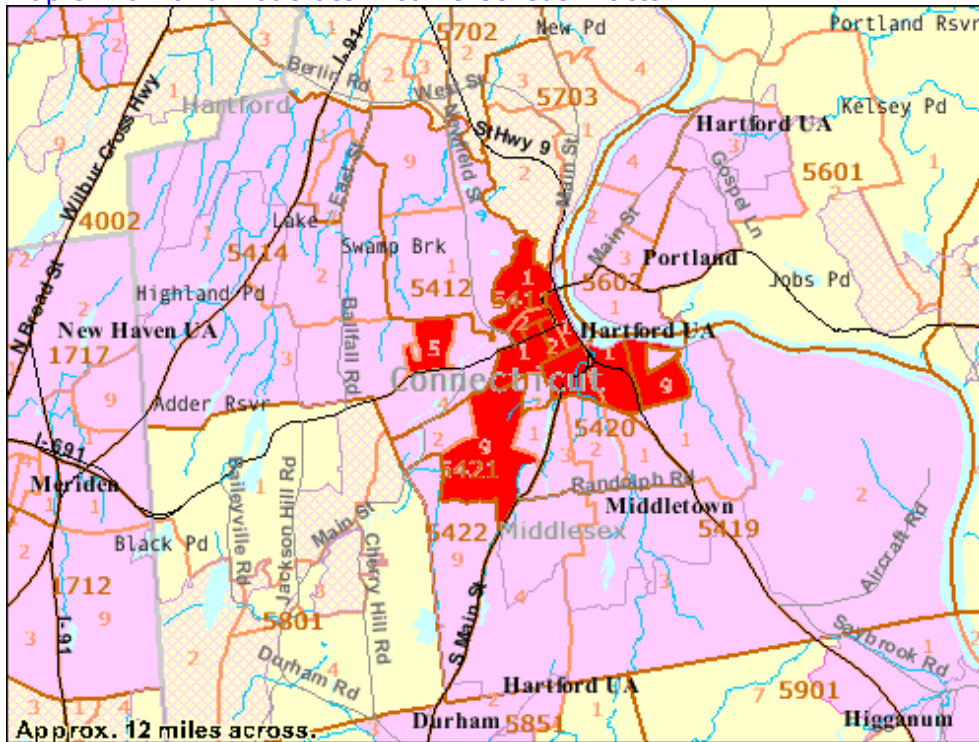


Table 10: Low- and Moderate-income Census Blocks

| Low & Mod Residents | Total Population | Low & Mod Percentage | Census Tract | Census Block |
|---------------------|------------------|----------------------|--------------|--------------|
| 874 | 1220 | 71.64% | 5411 | 1 |
| 742 | 1130 | 65.66% | 5411 | 2 |
| 1639 | 3456 | 47.42% | 5412 | 1 |
| 155 | 1016 | 15.26% | 5412 | 9 |
| 688 | 2523 | 27.27% | 5413 | 1 |
| 736 | 3426 | 21.48% | 5413 | 2 |
| 136 | 1189 | 11.44% | 5414 | 1 |
| 335 | 1875 | 17.87% | 5414 | 2 |
| 186 | 1149 | 16.19% | 5414 | 3 |
| 983 | 2060 | 47.72% | 5414 | 4 |
| 821 | 1199 | 68.47% | 5414 | 5 |
| 575 | 972 | 59.16% | 5415 | 1 |
| 346 | 761 | 45.47% | 5415 | 2 |
| 652 | 779 | 83.70% | 5416 | 1 |
| 331 | 459 | 72.11% | 5416 | 2 |
| 808 | 1449 | 55.76% | 5417 | 1 |
| 1049 | 1543 | 67.98% | 5417 | 2 |
| 47 | 47 | 100.00% | 5418 | 9 |
| 326 | 852 | 38.26% | 5419 | 1 |
| 772 | 1265 | 61.03% | 5419 | 2 |
| 434 | 1920 | 22.60% | 5419 | 3 |
| 636 | 1582 | 40.20% | 5419 | 4 |
| 313 | 1142 | 27.41% | 5420 | 1 |
| 631 | 1698 | 37.16% | 5420 | 2 |
| 642 | 1468 | 43.73% | 5420 | 3 |
| 351 | 804 | 43.66% | 5421 | 1 |
| 460 | 1011 | 45.50% | 5421 | 2 |
| 855 | 1667 | 51.29% | 5421 | 9 |
| 259 | 1630 | 15.89% | 5422 | 9 |

Map 3- Low and Moderate Income Census Tracts



The following table breaks down CDBG funded activities by Census Tract.

Table 11: Spending in Low Income Census Tracts

| Number | Organization- Project Name | Funding |
|--|---|--------------|
| Census Tract 5411 | | |
| 4 | North End Action Team- Community Organizing | \$3,000.00 |
| 8 | Oddfellows Playhouse- At-risk Youth Troupes | \$2,000.00 |
| 14 | Community Health Center- New Horizons Shelter- Front Porch Replacement | \$20,000.00 |
| Census Tract 5414 Block Group 5 | | |
| | No Projects for 2008 | \$0.00 |
| Census Tract 5415 Block Group 1 | | |
| | No Projects for 2008 | \$0.00 |
| Census Tract 5416 | | |
| 1 | Literacy Volunteers of Central Connecticut- Literacy Tutoring | \$1,400.00 |
| 4 | North End Action Team- Community Organizing | \$3,000.00 |
| 8 | Oddfellows Playhouse- At-risk Youth Troupes | \$2,000.00 |
| 9 | Middlesex Business and Industry Foundation- Worker Prep Program | \$25,000.00 |
| 12 | Community Renewal Team- Head Start Community Center Driveway Improvements | \$20,000.00 |
| 13 | Broad Park Development Corporation- North End Homeownership Redevelopment | \$224,363.63 |
| Census Tract 5417 | | |
| 3 | St. Vincent DePaul- Amazing Grace Food Distribution | \$3,000.00 |
| 5 | A More Excellent Way Ministries- Youth Connection Program | \$2,000.00 |
| 8 | Oddfellows Playhouse- At-risk Youth Troupes | \$2,000.00 |
| Census Tract 5418 | | |
| 11 | The Connection Inc.- Eddy Shelter Security Cameras | \$5,000.00 |
| Census Tract 5419 Block group 2 | | |
| | No Projects for 2008 | \$0.00 |
| Census Tract 5421 Block Group 9 | | |
| 2 | Cross Street Training Center- After School Program | \$3,100.00 |
| 10 | Shiloh Church- Camp Shiloh | \$15,000.00 |
| Other Census Tracts | | |
| 6 | I Have A Friend Youth Center- After School Program | \$3,000.00 |
| 7 | Kuhn Employment Opportunities- Mobile Work Crew | \$3,000.00 |
| 15 | Middletown Public Schools- Energy Efficiency improvements for Youth and Family Services | \$20,000.00 |

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

In the past year, Middletown has begun to reevaluate the overall institutional structure of Middletown's Community Development Block Grant Plan as well as ways to enhance coordination among various organizations that deal with issues addressed by the CDBG program. This evaluation is being done as part of the 5-year Consolidated Plan development process. The key enhancement is the development working groups to meet on a regular basis to discuss issues rated to the priority areas proposed for the new consolidated Plan. These working groups will begin to meet in December 2009.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

It is important that city residents, as well as HUD be assured that federal housing and community development funds are safeguarded through procedures that regulate how funds are spent. Federal requirements prohibit expenditures for certain things, such as political activities. Accounting and budget systems must be in place to account for federal funds, and assure that they are being spent only on eligible project activities.

To meet this objective, the City has revised its monitoring protocol, which among other things formalizes "triggering events" that it require Middletown staff to conduct thorough financial and programmatic monitoring annually. A copy of this Monitoring protocol can be found in the Appendix. The monitoring process utilized is based on in-house assessment of all materials that the City has related to the specific project being investigated, followed by an on-site inspection. This system is designed to incorporate a variety of monitoring techniques and approaches to ensure that all funded activities receive an appropriate level of review.

When problems arise, corrective action plans are initiated, and the Citizens' Advisory Committee is notified of the situation. Should improvements not materialize, the City exercises its contractual options, through the Citizens' Advisory Committee, to safeguard the expenditure of funds.

The Community Development Specialist is responsible for monitoring the Community Development Block Grant programs, with the Finance Department acting as a second tier for detecting problems concerning use and expenditure of CDBG funds.

The Community Development Specialist carried out ten monitoring visits and in large part all the subgrantees were in compliance with their responsibilities under the Community Development Block Grant program. Any issues that did arise were able to be resolved within 30 days.

2. Describe the results of your monitoring including any improvements.

The majority of reports submitted and site visits found that program requirements were being complied with.

The one notable correction required that resulted from a monitoring visit, concerns Shiloh Baptist Church, Camp Shiloh. The organization requested payment prior to signing a contract with the City of Middletown. A monitoring visit discovered that the subgrantee wanted to use the funding for a camp before the start of the grant year. The City determined that the payments could not be paid retroactively, especially with out a contract in place for all parties to understand requirements and obligations. The City allowed the funds to be available for the program the following summer during the grant year. Shiloh Baptist Church consented and remained in compliance with the program requirements.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

Middletown has made significant gains in solving neighborhood and community problems, especially in dealing with housing and quality of life issues in the North End, priority number one in our Consolidated Plan. While Middletown's block grant funding provided key seed money that provided confidence to other funders that the City was a serious partners in major projects undertaken since 2005. For example, roughly \$300,000 in CDBG funds used for acquisition and relocation costs associated with Wharfside Commons development allowed the developer to secure an additional \$20 million private dollars to construct 96 units of affordable rental apartments. The same is true for the North End Homeownership development. This was a difficult project, but the \$720,000 in CDBG funds kept people and funders involved in the process for six years and now we expect this project to become reality in 2010.

CDBG funds paved the way for these two projects and other private projects. Recent, a private developer built the first new commercial building on Main Street since the 1930s, in part because of the improved housing built in the vicinity. This development attracted It's Only Natural food store and a magazine publisher. Other organizations in the North End are discussing major expansion, something that has not been heard of in decades. The City believes that CDBG funds help take the first steps the biggest risks, to make a positive investment where it was needed.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Priority One: Address persistent and chronic problems with the City's North End
See comments in section A.

Priority Two: Increase access to affordable and decent Housing

Most of the City's successes with increasing affordable and decent housing has been connected to projects to address persistent and chronic problems in the City's North End.

Projects not specifically geared to the North End have not had the same level of success. The City's Down Payment Assistance and Residential Rehabilitation Loan programs have been suspended, while the new 5-year plan for 2010-2014 will develop a new grant program to try and get more funding to where it is needed and get enough grants out working in the neighborhoods to have a visible impact. Currently the 0-2 loans given out each year, while help those few homeowners, were not helping the community has a whole.

Priority Three: Promote and Improve Middletown's Economic Opportunities and Labor Force

Aside from employment training programs, there has been virtually no economic development activities conducted using CDBG funds in Middletown. As stated before, the City is evaluating ways to change this in the next five year plan.

As unemployment has increase, so have the number of foreclosures and other associated problems. With out stimulating the economy and creating new jobs, these negative side effects of the high unemployment will cause quality of life issues in our neighborhoods.

Priority Four: Protect and Assist the City's Special Needs Populations

Over the first four years of the Consolidated Plan, Middletown has focused on the special needs of children, and have funded multiple public service projects for

children, in fact for 2008 42% of the public service dollars available were spent on after-school programs and summer camps. We believe that this relatively small amount of funding, \$25,000, is a wise investment, but we are looking a better ways to measure the impact.

The use of CDBG has not been as successful in addressing other special needs populations, such as the elderly and seniors. Now that the City is working on its new 5-year plan, this is one area that were look for improvement.

Priority Five: Improve Quality of Life for all of Middletown's residents

The City of Middletown has in 2008 prioritized all its funding to benefit the most Middletown residents possible.

However, in the future a broad ranging priority like this will be discouraged in that it is hard to measure if projects funded a catch all priority is effective.

- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**

See comments from previous sections A and B.

- d. Indicate any activities falling behind schedule.**

In 2008, two activities were not completed on time. Theses were the driveway improvements at Community Renewal Team Head Start Center and the Middletown Public Schools energy improvement project at the Youth and Families Services Center.

Both projects requested in writing an extension to their projects and the Citizens' Advisory Committee granted a three month extension to Community Renewal Team and a six month extension Youth and Families Services Center.

- e. Describe how activities and strategies made an impact on identified needs.**

See comments from previous sections A and B.

- f. Identify indicators that would best describe the results.**

The City of Middletown has tried in this 5-year plan to measure the effectiveness of its CDBG activities through quarterly reports provided by the subgrantees and answering some basic questions about outcome such as if homeowners spending 30% or less on housing, did an client find employment, or was a facility made more accessible.

In the future the City is looking to create a more comprehensive evaluation framework that depends not only on subgrantee quarterly reports, but also client surveys, neighborhood surveys and data provided by the City's code enforcement officials and police department. This new performance measurement system has been slowly developed as part of the new 5-year Consolidated Plan for 2010-2014 and will not take effect until September 2010.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

As always, because there is just so much to do, limited dollars inhibit our ability to complete our goals.

There is also a divergence of efforts between city, foundations, banks and other that need to be focused on similar aims and objectives.

Finally, limited staffing is an issue, given the small size out our entitlement; it can only fund one full-time position to manage the Community Development Block Grant Program.

All these issues are being study as part of the development of a new 5-year Consolidated Plan for 2010-2014.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

The discussion in preceding section A, highlights the on target goals for the North End. The discussion in preceding section B, highlights the reasons for those that are not on target.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

See comments in preceding sections A, B, F, and G.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 4 CAPER Lead-based Paint response:

The City of Middletown monitor's elevated blood lead levels (EBLL) in children in Middletown. Follow up on EBLL's are followed up on by a contractual agreement we have with Middlesex Home Care. Middlesex Home Care deals with all the medical and epi aspects of these cases.

The Middletown Health Department also followed up on confirmed EBLL's by looking into sources and then taking necessary enforcement action for abatement and or management plans as well as removal of the elevated child from the premises until such time the unit is declared safe.

In addition the Middletown Health Department works with the hospital and conduct regular screenings of school age children by way of clinics we run through out the year at the schools in the city. At these clinics the Middletown Health Department provides education as well as medical screenings.

The Health Department undertook the following actions during the 2008 fiscal grant year.

| Location | Type of Action |
|----------------------|-----------------------------|
| • 19 Portland Street | Follow up on abatement |
| • 12 Perry Ave | Follow up on abatement |
| • 186 Liberty Street | Follow up on abatement |
| • 21 Loveland Street | Approval of management plan |
| • 25/29 Ferry Street | Follow up on abatement |

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 4 CAPER Housing Needs response:

HUD requires that the city provide an update on its efforts to provide new affordable housing, and maintain the city's existing affordable housing inventory. These two themes are combined in this section of the CAPER report, and both topics will be discussed to provide residents and HUD with an understanding of the types of programs funded through the four Consolidated Plan grants in meeting this critically important need.

In fostering and maintaining affordable housing, Middletown must provide the majority of affordable housing and human services for the entire region's poor and less fortunate. Settled in 1651, the City, once a major port and later, a manufacturing center, no longer has a significant role as a hub or distribution center. Now, the City's major employers are Wesleyan University, two insurance companies [Aetna/Healthcare and Middlesex Mutual], a defense industry company [United Technologies: Pratt and Whitney], and two hospitals [CT Valley Hospital, CT's primary long term mental health facility and Middlesex Hospital, the county's general hospital]. The insurance companies and the defense industry employer have downsized dramatically in the past few years. Middletown's downtown commercial area, which encompasses the greatest concentration of low/moderate housing, while improving, remains economically distressed. Outside of downtown, statistical concentrations of poverty are skewed by the existence of such institutions as Wesleyan University, Connecticut Valley Hospital and Long Lane School (the sole juvenile offender institution under the auspices of the CT Department of Children and Family Services) where residents have virtually no incomes.

Middletown's affordable housing stock is located in two areas: either in aging or deteriorating housing stock near the central city, or in over-built condominiums at the periphery, separated from many of the services and amenities located downtown. One concentration of low-income housing is in the city's North End, and is being studied by private developers for substantial redevelopment and replacement with improved, but affordable housing. But this may further put a strain on the supply of affordable rents for low and extremely low-income residents.

Last year, Middletown funded one projects with CDBG funds to address affordable housing.

Broad Park North End Homeownership Project- The developers, Broad Park Development Corporation and Nehemiah Housing Corporation, secured the seven (7) properties that are being targeted for homeownership redevelopment. In the 2008 CDBG year the developer has been working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds. The City has completed the relocation of seven households using CDBG funds.

The developer is working to begin an abatement and selective demolition phase. Once the project is completed, there will be 17 affordable homeownership units.

To overcome gaps in institutional structures, the Middletown, Connecticut area has been involved in a coordinated effort to address homelessness and housing needs since late 1992. Through a Supportive Housing Coalition, over fifteen different service or municipal agencies have marshaled forces to expand the resources available to the area's homeless population. Through both public and private support, the community service agencies, public officials and business representatives have developed an array of housing and support services for the homeless. The Supportive Housing Coalition, with federal, state, local and private dollars has expanded the availability of permanent housing with support services for the area's homeless. Current needs assessments indicate that homelessness is still a significant problem in the Middletown area. There remain gaps in the continuum of care that require attention. The Supportive Housing Coalition also has targeted its support to maintaining critical components of services within this community for renewal funding.

Public housing and resident initiatives during PY34 followed much the same pattern as they did PY33. No public housing was demolished during the program year, although they have taken steps to comply with the new lead-based paint hazard reduction regulation (24 CFR 35) which went into effect at the start of PY26.

Compliance with and monitoring of the Consolidated Plan is becoming easier as the department streamlines the application process and proactively seeks requests for subgrant proposals consistent with the Consolidated Plan. Discussions within the Citizens' Advisory Committee, committee members' exposure to other entitlement communities CDBG practices, and the new lead-based paint hazard reduction regulation have all precipitated these changes during PY27 to make compliance to the new Consolidated Plan integral to the application for and allocation of CDBG funds.

In the city's ongoing effort to reduce the number of families in poverty, it continues to implement its ongoing integrated approach aimed at leaving no one behind: providing a safety net of housing, transitional housing, treatment centers, and shelters; providing youth development programs to ensure that upcoming generations are well prepared to succeed in school and the workplace; and providing job training and job placement programs to develop a capable and competitive workforce.

The City of Middletown has 6 goals to further address the need for affordable housing. The are: 1) Support the redevelopment of downtown and the construction and /or conversion of alternative spaces in to affordable rental housing; 2) Support the expansion of rehabilitation loan program to include conversion of upper story floors of Main Street buildings for residential affordable use and market rate housing; 3) Continue to support the Down Payment Assistance Loan and Closing Cost Grant program to educate low-income residents to become homeowners and offer low interest loans and grants through the Community Development Block Grant funds; 4) Continue to support groups that provide opportunities for low-income Middletown residents to become homeowners; 5) Partner with Banks to offer favorable loans to first-time low- and moderate-income homebuyers that are secured with loan guarantees or subsidies to reduce the interest; and 6) Continue to use the

Jurisdiction

Residential Rehabilitation Loan program to benefit low-income residents by rehabilitating the buildings in which they reside.

Throughout year 2008, the only goals that have been addressed is number 4 to support groups that provide opportunities to educate low income Middletown residents. The North End Action Team provides training and advocates for residents on housing issues and Liberty Bank has provided first-time homebuyer seminars.

The Citizens' Advisory Committee is looking to reevaluate these goals as Middletown develops a new Consolidated Plan for 2010-2015.

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

The City of Middletown and its partners continue to work at implementing the North End Homeownership project. The developers, Broad Park Development Corporation and Nehemiah Housing Corporation, secured the seven (7) properties that are being targeted for homeownership redevelopment. In the 2008 CDBG year the developer has been working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds. The City has completed the relocation of seven households using CDBG funds. The developer is working to begin an abatement and selective demolition phase. Once the project is completed, there will be 17 affordable homeownership units. It is expected that these units will be available in 2010 or 2011. The purchase prices will be made affordable for people earning 60% of median income.

No actual accomplishments in providing affordable housing were achieved in grant year 2008.

- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.**

Program Year 4 CAPER Specific Housing Objectives response:

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 4 CAPER Public Housing Strategy response:

All federally sponsored units are in standard condition for 30-year-old buildings. All are on a standard maintenance schedule in order to prevent emergency repairs. Resident complaints are addressed in approximately 24-hours. The Middletown Housing Authority did not need the use of CDBG funds for the Project Year 34 for renovation or revitalization of existing project units.

However, Middletown Housing Authority has been undertaking at least three projects during 2008:

- Sbona Tower Elevator replacement- \$352,777
- Maplewood Terrace Improvements- \$715,000
- Walnut Street Improvements- \$490,000

The City of Middletown assisted in performing the environmental reviews required by NEPA regulations.

The City of Middletown Housing Authority provides many services and programs to and for its residents. All homebound public housing and Section 8 residents meeting specific criteria are eligible for Meals on Wheels, Visiting Nurse Services and VNA Homemakers programs. Legal services are made available to all public housing and Section 8 residents through the Legal Service Office. Elementary school aged children meeting specific criteria are eligible for an After-school Program hosted at the City Library.

All public housing residents who meet specific criteria are eligible for the School-to-Work and Family Support/Parent Skills programs at Traverse Square and Maple Terrace. Adult Basic Education and Drug Outreach and Prevention programs are available to all eligible public housing and section 8 residents at the Adult Ed Center and Rushford Center respectively. Thirty (30) Section 8 families are involved in a Family Self-Sufficiency program.

Economic Development Grant funding is used to provide job training, counseling, and outfitting of the learning centers in Traverse Square and Maplewood Terrace.

The Maplewood Terrace and Traverse Square developments have Tenant Councils with 3 elected officers each. They meet at least once a week to discuss any and all issues involving the development and its residents. At least one of the officers meets monthly with the Housing Authority director.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 4 CAPER Barriers to Affordable Housing response:

In 2008, the City of Middletown continued to work at eliminating barriers to affordable housing. The most notable example has been the large investment in the North End through our North End Homeownership project.

Broad Park North End Homeownership Project- The developers, Broad Park Development Corporation and Nehemiah Housing Corporation, secured the seven (7) properties that are being targeted for homeownership redevelopment. In the 2008 CDBG year the developer has been working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds. The City has completed the relocation of seven households using CDBG funds. The developer is working to begin an abatement and selective demolition phase. Once the project is completed, there will be 17 affordable homeownership units.

Another action taken by the City of Middletown has been the efforts of the City of Middletown office of Human Relations. This office handles landlord and tenant housing complaints and works to resolve issues of discrimination and housing. This office also receives approximately \$50,000 to \$70,000 from a trust, called the Jonas Fund, to provide one-time emergency assistance to Middletown residents. This assistance can come in the form of providing a month's rent, a security deposit, or paying delinquent utilities bills provided that the assistance will lead to a resolution of the problem and allow the resident to continue independent without assistance. Roughly 60 to 70 residents are helped through this program each year, with the majority of the cases helping to keep people in their own homes.

HOME/ American Dream Down Payment Initiative (ADDI)

- 1. Assessment of Relationship of HOME Funds to Goals and Objectives**
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
- 2. HOME Match Report**
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
- 3. HOME MBE and WBE Report**
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).**
- 4. Assessments**
 - a. Detail results of on-site inspections of rental housing.**
 - b. Describe the HOME jurisdiction’s affirmative marketing actions.**
 - c. Describe outreach to minority and women owned businesses.**

Program Year 4 CAPER HOME/ADDI response:

Not Applicable, Middletown does not receive HOME/ADDI funding.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 1. Identify actions taken to address needs of homeless persons.**
- 2. Identify actions to help homeless persons make the transition to permanent housing and independent living.**
- 3. Identify new Federal resources obtained from Homeless SuperNOFA.**

Program Year 4 CAPER Homeless Needs response:

Annually, the city is required to report on progress of the Continuum of Care, a comprehensive approach to identifying and solving the problems of homelessness.

The lead agency address issues of chronic homelessness, homelessness and homelessness prevention ids the Middlesex Continuum of Care.

The Middlesex Continuum of Care is a partnership of 10 core organizations with participation of up to 25 interested stakeholders. Continuum of Care is a mandate from the U.S. Department of Housing and Urban Development to address the needs of the homeless and at-risk of being homeless. The primary intent of the partnership is to be able to access federal funding. For fiscal year 2008, the Middlesex Continuum of Care received a total of \$929,351 in funding:

- Middletown Shelter + Care PRA- \$167,280
- Middletown Shelter + Care SRA- \$138,552
- Middletown Shelter + Care TRA- \$222,900
- Shepherd Home Transitional Living Program- \$241,190
- Supportive Housing Program- \$23,789
- Transitional Housing Program- \$135,640

The Middlesex Continuum of Care is also a key component to implementation of the 10-year plan to end homelessness. The 10 year plan has a goal to end chronic homelessness in Middlesex County by 2017.

The Continuum conducts an annual Homeless count. This year on January 28, 2009 approximately 215 people where found experiencing homelessness. In 2007, 246 people where found to be experiencing homelessness.

National studies in multiple communities have shown that when people who are homeless, or at-risk of being homeless, move in to supportive housing experience:

- 85% reduction in emergency detoxification services
- 50% decrease in incarceration rate
- 50% increase in earned income
- 40% rise in rate of employment when employment services are provided
- and a significant decrease in dependence on entitlements – a \$1,448 decrease per tenant each year

The Continuum believes that there is a significant need for funding to be directed at:

- Prevention activities, such as payment of utilities, rent or mortgage to keep someone in their home.
- Deal with the overflow from emergency housing during winter months.
- Employment training for homeless and those at-risk

The Middlesex Continuum of Care is looking to accomplish the following over the next five years:

- Have a staff person to direct and coordinator the day-to-day activities of the Continuum of Care.
- Implement goals for years 3 through 8 on the 10-year plan for Homelessness.
 - Housing
 1. Develop project based and scattered site permanent supportive housing units through new development and the rehabilitation of existing units throughout Middlesex County
 2. Develop 50 Housing First modeled permanent supportive housing units needed to effectively end homelessness for the most chronically homeless in Middlesex County
 3. Ensure the preservation of the existing inventory of housing for people experiencing homelessness
 4. Expand the existing development capacity in Middlesex County
 5. Ensure that the affordable housing crisis in Middlesex County is comprehensively addressed
 6. Eliminate the barriers and provide incentives for the development of affordable and supportive housing
 7. Sustain and expand annual state and federal investments for the expansion of affordable and supportive housing
 - Prevention
 1. Establish flexible, immediately available and adequate supply of funds, in a coordinated county-wide accessible pool to address risk of homelessness
 2. Make existing resources widely known among residents, community-based case managers and communities in Middlesex County
 3. Create appropriate financial supports to stabilize low-income families
 4. Eliminate financial illiteracy and increase housing law understanding
 5. Create structure to review 2-1-1 call data to identify the most needed services and those that are under-funded; re-orient funds and services accordingly
 6. Create after-care case management with an emphasis on strengthening positive landlord/tenant relationships
 - Services
 1. Make harm-reduction-modeled services available to facilitate the continued engagement of people experiencing chronic homelessness
 2. Develop seamless service delivery system and continuity in care for people experiencing homelessness
 3. Access to healthcare and dental care for everyone in Middlesex County experiencing homelessness
 4. Develop 50 Housing First modeled housing units to house people experiencing chronic homelessness and move them directly from the streets into housing
 5. People at-risk of homelessness will receive assistance and access to appropriate permanent housing upon being discharged from institutions and facilities

Jurisdiction

1. Build a seamless, integrated system for people experiencing homelessness to access mainstream employment services, which links homeless service providers, workforce development and the mainstream service system
2. Increase and expand strategies for people experiencing homelessness who become employed to retain and maintain employment
3. Increase access to higher education opportunities for people experiencing homelessness
4. Through advocacy and training, utilize existing resources to make sure daily impediments to employment are removed
5. All individuals and families experiencing homelessness will access the income and entitlements for which they are eligible
6. Ensure people who are homeless have accessible transportation options available to them to obtain and retain employment

In the 2008 grant year, the Middlesex Continuum of Care have succeed in developing 49 of the proposed 50 units in the Middlesex 10-year plan to end homelessness.

The following Gaps Analysis table summarizes Middletown's continuum of care for area homeless, and other special needs persons. The Supportive Housing Coalition, a local coalition of social service providers and advocates for the homeless, is analyzing the data of a homeless count last winter, the results of which will be used to update this three year old table. Obstacles to serving many of the needs in the table are listed below.

Table 12: HUD Table 1A- Gaps Analysis

| | Type of Assistance/Clients | Estimated Need | Current Inventory | Unmet Need/Gap | |
|-----------------------------------|--|----------------|-------------------|----------------|-------|
| Individuals Beds/Units | Emergency Shelter | 101 | 101 | 0 | |
| | Transitional Housing | 129 | 129 | 0 | |
| | Permanent Supportive Housing | 126 | 53 | 73 | |
| | Total | 356 | 283 | 73 | |
| Families with Children Beds/Units | Emergency Shelter | 49 | 49 | 0 | |
| | Transitional Housing | 51 | 51 | 0 | |
| | Permanent Supportive Housing | 108 | 33 | 75 | |
| | Total | 208 | 133 | 75 | |
| Homeless Population | | Sheltered | | Unsheltered | Total |
| | | Emergency | Transitional | | |
| | Homeless Individuals | 101 | 129 | 32 | 262 |
| | Homeless Families with Children | 9 | 15 | 1 | 25 |
| | Persons in Homeless Families with Children | 38 | 52 | 4 | 94 |
| | Total | 148 | 196 | 37 | 381 |
| Estimated Sub-Populations | | Sheltered | Unsheltered | Total | |
| | Chronically Homeless | 21 | 27 | 48 | |
| | Seriously Mentally Ill | 64 | | | |
| | Chronic Substance Abuse | 106 | | | |
| | Veterans | 10 | | | |
| | Persons with HIV/AIDS | 10 | | | |
| | Victims of Domestic Violence | 24 | | | |
| Youth | 4 | | | | |

Source: Five Year Consolidated Plan 2005-2010 City of Middletown

Housing Obstacles

- Meeting mortgage qualification standards
- Political Opposition to increasing affordable rental stock
- Lack of willing developers for increasing affordable rental stock
- Lack of available staff time for improving upon Fair Housing Plan
- Difficulty in locating and acquiring sites for Habitat-style development
- Lack of owner matching funds for Housing rehab loan program
- Lead-based paint contamination and regulation for rehab loan program

Other Community Development Obstacles

- Brownfields issues at old industrial sites when attempting reuse
- Structural deterioration when attempting modernization
- DSL cable installation when attempting high-tech downtown development
- Changing census data in Enterprise Zone (EZ) when attempting EZ business location
- Displacement regulations when attempting redevelopment

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 4 CAPER Specific Housing Prevention Elements response:

Middlesex County Ten Year Plan to End Homelessness lays out the strategy for homeless prevention, which includes:

- Prevention
- Establish flexible, immediately available and adequate supply of funds, in a coordinated county-wide accessible pool to address risk of homelessness
- Make existing resources widely known among residents, community-based case managers and communities in Middlesex County
- Create appropriate financial supports to stabilize low-income families
- Eliminate financial illiteracy and increase housing law understanding
- People at-risk of homelessness will receive assistance and access to appropriate permanent housing upon being discharged from institutions and facilities
- Build a seamless, integrated system for people experiencing homelessness to access mainstream employment services, which links homeless service providers, workforce development and the mainstream service system
- Increase and expand strategies for people experiencing homelessness who become employed to retain and maintain employment
- Increase access to higher education opportunities for people experiencing homelessness
- Through advocacy and training, utilize existing resources to make sure daily impediments to employment are removed
- All individuals and families experiencing homelessness will access the income and entitlements for which they are eligible
- Ensure people who are homeless have accessible transportation options available to them to obtain and retain employment

In grant year 2008, Mercy Housing has been managing a Housing Prevention and Rapid Re Housing Program associated with the Federal economic stimulus program. They expect to serve 100 households. Accomplishments will likely be reported in 2010 CAPER.

Emergency Shelter Grants (ESG)

- 1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**
- 2. Assessment of Relationship of ESG Funds to Goals and Objectives**
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**
- 3. Matching Resources**
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**
- 4. State Method of Distribution**
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**
- 5. Activity and Beneficiary Data**
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**
 - b. Homeless Discharge Coordination**
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

Program Year 4 CAPER ESG response:

Not Applicable, Middletown does not receive ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. **Assessment of Relationship of CDBG Funds to Goals and Objectives**
 - a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**

The city of Middletown has identified five priorities and thirty-nine strategies that are directly related to approved CDBG project activities. These priorities and strategies are described in the introductory section of the CAPER. All proposed projects reviewed for potential inclusion in the list of recommendations to the mayor and common council must meet one or more of the priorities and strategies, and must address one or more needs or objectives.

Table 13: Accomplishments by Priority

| Priorities | Funds | Persons | Households | Projects |
|---|--------------|---------|------------|----------|
| Priority One: Address persistent and chronic problems with the City's North End | \$ 226363.63 | 3,731 | 17 | |
| Priority Two: Increase access to affordable and decent Housing | \$ 500 | | 0 | |
| Priority Three: Promote and Improve Middletown's Economic Opportunities and Labor Force | \$ 29,400 | 180 | | |
| Priority Four: Protect and Assist the City's Special Needs Populations | \$ 28,000 | 571 | | |
| Priority Five: Improve Quality of Life for all of Middletown's residents | \$ 63,100 | 187 | | |
| Non-Priority Spending | \$ 0 | | | |

CDBG funds for Program Year 2007-2008 amounted to \$470,983.80.

The bulk of CDBG funds have been allocated to Public Facilities and Neighborhood Improvements. This is a high priority for the city in order to insure that low- and moderate-income residents receive a high level of care and attention from the services that these facilities or neighborhood improvements provide. These spending initiatives demonstrate a commitment to increasing the quality of life for Middletown's residents.

Table 14: Allocation of Consolidated Plan Funds by Activity Category

| Category | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 |
|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------|
| Administration & Planning | \$90,000.00 | \$74,000.00 | \$72,594.00 | \$81,000.00 | \$0.00 |
| Economic Development | \$10,0000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Homeless | \$43,700.00 | \$6,000.00 | \$0.00 | \$5,000.00 | \$0.00 |
| Housing | \$283,338.24 | \$138,000.00 | \$230,000.00 | \$224,363.63 | \$0.00 |
| Neighborhood Improvements | \$60,000.00 | \$35,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Public Facilities | \$44,840.00 | \$155,483.80 | \$17,000.00 | \$60,000.00 | \$0.00 |
| Public Services | \$50,000.00 | \$62,500.00 | \$52,500.00 | \$61,000.00 | \$0.00 |
| Slum and Blight | \$0.00 | \$0.00 | \$45,396.00 | \$0.00 | \$0.00 |
| Total | \$581,878.24 | \$470,983.80 | \$417,490.00 | \$431,363.63 | \$0.00 |

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

The progress made towards meeting the goals of affordable housing during 2008, have been largely put on hold due to two events affecting three of Middletown affordable housing programs.

The first has been the delay in securing the \$3 million HOME grant from the Connecticut Department of Economic and Community Development (DECD) for the City’s North End Homeownership project. Most of the delay has been cause by a reassessment of DECD’s policies in the wake of the weakening housing market. However, many of the new requirements were complied with or resolved in 2008 and the project is moving toward sign an agreement with DECD in November or December of 2009. The City expects to have 17 new units of affordable housing developed in 2010 or 2011.

The second event has been a request by HUD to review the effectiveness of Middletown’s revolving loan fund programs, Down Payment Assistance Loan Program and the Residential Rehabilitation Loan Program. The City has issued few and few loans in recent years, partly to the fact that before the weakening economy credit was readily available to Middletown residents. In the wake of the weakening economy, Middletown residents are avoiding taking on new debt or applicants do not meet the requirements of the program due to unemployment or underemployment. The City is therefore in the process of redesigning these programs, most likely as a grant program, during the development of new 5-year Consolidated Plan for 2010-2014.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Programs that primarily benefited extremely low-income residents were:

- Cross Street Training Center After School Program

Jurisdiction

- A More Excellent Way Ministries Youth Connection Program
- Kuhn Employment Opportunities Mobile Work Crew
- Oddfellows Playhouse At-Risk Youth Troupes
- Middlesex Business and Industry Foundation Worker Preparation Program
- The Connection Inc. Eddy Shelter Security Cameras

Programs that primarily benefited low-income residents were:

- St. Vincent DePaul Amazing Grace Food Distribution
- I Have a Friend Youth Center After School Program
- Shiloh Church, Camp Shiloh
- Community Health Center New Horizons Domestic Women's Shelter Improvements

Programs that primarily benefited moderate-income residents were:

- Literacy Volunteers of Central Connecticut Literacy Tutoring
- BroadPark Development Corporation North End Homeownership

Table 15: Project Accomplishments by Income Categories

| Organization- Project Name | Funding | Extremely Low Income | Low Moderate Income | Moderate Income | Non Low Moderate Income | % Low/ Mod |
|---|--------------|-----------------------------|---------------------|-----------------|-------------------------|------------|
| Literacy Volunteers of Central Connecticut- Literacy Tutoring | \$1,400.00 | 0 | 0 | 80 | 0 | 100% |
| Cross Street Training Center- After School Program | \$3,100.00 | 18 | 9 | 9 | 4 | 90% |
| St. Vincent DePaul- Amazing Grace Food Distribution | \$3,000.00 | 132 | 162 | 38 | 0 | 100% |
| North End Action Team- Community Organizing | \$3,000.00 | Census Tracts 5411 and 5416 | | | | 79.4% |
| A More Excellent Way Ministries- Youth Connection Program | \$2,000.00 | 19 | 0 | 0 | 0 | 100% |
| I Have A Friend Youth Center- After School Program | \$3,000.00 | 1 | 24 | 1 | 2 | 92.9% |
| Kuhn Employment Opportunities- Mobile Work Crew | \$3,000.00 | 6 | 0 | 0 | 0 | 100% |
| Oddfellows Playhouse- At-risk Youth Troupes | \$2,000.00 | 40 | 2 | 2 | 0 | 100% |
| Middlesex Business and Industry Foundation- Worker Prep Program | \$25,000.00 | 60 | 18 | 3 | 13 | 86.2% |
| Shiloh Church- Camp Shiloh | \$15,000.00 | 2 | 13 | 8 | 1 | 95.8% |
| The Connection Inc.- Eddy Shelter Security Cameras | \$5,000.00 | 134 | 0 | 0 | 0 | 100% |
| Community Renewal Team- Head Start Community Center Driveway Improvements | \$20,000.00 | 35 | 45 | 20 | 0 | 100% |
| Broad Park Development Corporation- North End Homeownership Redevelopment | \$224,363.63 | NA | NA | NA | NA | NA |
| Community Health Center- New Horizons Shelter- Front Porch Replacement | \$20,000.00 | 0 | 79 | 26 | 0 | 100% |
| Middletown Public Schools- Energy Efficiency improvements for Youth and Family Services | \$20,000.00 | NA | NA | NA | NA | NA |
| Middletown Planning, Conservation and Development- Down Payment Assistance Program Fees | \$500.00 | NA | NA | NA | NA | NA |
| Middletown Planning, Conservation and Development- Program Administration | \$81,000.00 | NA | NA | NA | NA | NA |
| Total | | 447 | 352 | 187 | 20 | 98% |
| Percentage | | 44% | 35% | 19% | 2% | |

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

The city has adhered closely to implementation of both HUD Primary Objective and the priorities and strategies set forth in the Consolidated Plan. There have been no

major changes in program objectives. However, during the Program Year 2004-2005 period the Citizen's Advisory Committee has been developed a new Consolidated Plan to govern CDBG allocations for the 2005-2010 timeframe. This new Plan has afforded Middletown the opportunity to overhaul and streamline its procedures in carrying out the CDBG program. Greater awareness and emphasis on monitoring, reporting, spending down CDBG funds previously allocated to slow-moving projects, and complying fully with CDBG regulations. The Citizen's Advisory Committee is also looking to implement an RFP approach to allocating CDBG funds, which would dramatically enable the City to accomplish its Consolidated Plan goals. It is expected that the new system will be up and running smoothly for the 2009 or 2010 year.

As mentioned previously, as Middletown develops its Consolidated Plan for 2010-2015, priorities and objectives will result in significant changes that will take effect in September of 2010.

3. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Analysis by staff and the resulting project assessments contained within the CAPER report reveal that the City closely adhered to planned actions and project activities described in the Annual Action Plan, and that it is following the current HUD-approved Consolidated Plan.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

The city of Middletown was required to provide any certifications of consistency for one organization within the City Middletown. One organization was the Nehemiah Housing Corporation for their North End Homeownership Project. The North End Homeownership project will provide 17 units of affordable homeownership to low and moderate home buyers.

c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

The City of Middletown did not knowingly hinder Consolidated Plan implementation by action or willful inaction, and affirmatively pursued the goals, priorities, and strategies outlined in the Consolidated Plan. The City adhered to all requirements and certifications contained within the grant agreement executed with HUD for the four grants comprising the Consolidated Plan.

4. For Funds Not Used for National Objectives

a. Indicate how use of CDBG funds did not meet national objectives.

b. Indicate how did not comply with overall benefit certification.

Consolidated Plan funds were used only in connection with the three National Objectives set forth in the regulations governing the CDBG grant, and the city fully complied with the requirement to expend at least 70% of federal funds received to benefit low- to moderate-income persons over a three-year period. Approximately 100% of CDBG funds received by the City were used to benefit low and moderate-income persons during the 2008-2009 program year.

- 5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

The City of Middletown did not fund any programs that required relocation or put tenants or businesses at risk of being displaced. The City continues to evaluate the impact of Community Development Block Grant projects and Uniform Relocation Act during the Environmental Review process required by NEPA.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

The City did not undertake any economic development programs during the grant year.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

The City of Middletown collects quarterly reports from its subgrantees, to determine if programs are serving the clients that they intended to. This year all programs were able to document that they served at least 51% of their clients as low- and moderate-income.

The following programs were categorized as Low/Mod limited clientele activities:

- I Have a Friend Youth Center After School Program
- A More Excellent Way Ministries Youth Connection Program
- Cross Street Training Center After School Program
- Kuhn Employment Mobile Work Crew
- Oddfellows Playhouse At-risk Youth Troupes

Jurisdiction

Table 15: Project Accomplishments by Income Categories

| Organization- Project Name | Funding | Extremely Low Income | Low Moderate Income | Moderate Income | Non Low Moderate Income | % Low/ Mod |
|---|--------------|-----------------------------|---------------------|-----------------|-------------------------|------------|
| Literacy Volunteers of Central Connecticut- Literacy Tutoring | \$1,400.00 | 0 | 0 | 80 | 0 | 100% |
| Cross Street Training Center- After School Program | \$3,100.00 | 18 | 9 | 9 | 4 | 90% |
| St. Vincent DePaul- Amazing Grace Food Distribution | \$3,000.00 | 132 | 162 | 38 | 0 | 100% |
| North End Action Team- Community Organizing | \$3,000.00 | Census Tracts 5411 and 5416 | | | | 79.4% |
| A More Excellent Way Ministries- Youth Connection Program | \$2,000.00 | 19 | 0 | 0 | 0 | 100% |
| I Have A Friend Youth Center- After School Program | \$3,000.00 | 1 | 24 | 1 | 2 | 92.9% |
| Kuhn Employment Opportunities- Mobile Work Crew | \$3,000.00 | 6 | 0 | 0 | 0 | 100% |
| Oddfellows Playhouse- At-risk Youth Troupes | \$2,000.00 | 40 | 2 | 2 | 0 | 100% |
| Middlesex Business and Industry Foundation- Worker Prep Program | \$25,000.00 | 60 | 18 | 3 | 13 | 86.2% |
| Shiloh Church- Camp Shiloh | \$15,000.00 | 2 | 13 | 8 | 1 | 95.8% |
| The Connection Inc.- Eddy Shelter Security Cameras | \$5,000.00 | 134 | 0 | 0 | 0 | 100% |
| Community Renewal Team- Head Start Community Center Driveway Improvements | \$20,000.00 | 35 | 45 | 20 | 0 | 100% |
| Broad Park Development Corporation- North End Homeownership Redevelopment | \$224,363.63 | NA | NA | NA | NA | NA |
| Community Health Center- New Horizons Shelter- Front Porch Replacement | \$20,000.00 | 0 | 79 | 26 | 0 | 100% |
| Middletown Public Schools- Energy Efficiency improvements for Youth and Family Services | \$20,000.00 | NA | NA | NA | NA | NA |
| Middletown Planning, Conservation and Development- Down Payment Assistance Program Fees | \$500.00 | NA | NA | NA | NA | NA |
| Middletown Planning, Conservation and Development- Program Administration | \$81,000.00 | NA | NA | NA | NA | NA |
| Total | | 447 | 352 | 187 | 20 | 98% |
| Percentage | | 44% | 35% | 19% | 2% | |

8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

The City received \$ 13,452.88 in program income for program year 2008. These funds were collected from out revolving loan programs:

- Down Payment Assistance Loan Program (Homeownership)- \$10,399.70
- Residential Rehabilitation Loan Program (Housing Rehab)- \$3053.18
- JOBS Loan Program (Economic Development)- \$0

b. Detail the amount repaid on each float-funded activity.

The City did not float-fund any activities this year.

c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

There were no other loan repayment than what is reported in 8(a).

d. Detail the amount of income received from the sale of property by parcel.

The City did not sell any properties associated with the Community Development Block Grant Program.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. The activity name and number as shown in IDIS;**
- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**
- c. The amount returned to line-of-credit or program account; and**
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

The City of Middletown was not required to reimburse the CDBG program or return funds to the line-of-credit in 2008.

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.**

The City did not float-fund any activities this year.

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.**
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.**

Loans in Repayment -----

| | # of Loans | Principal Balance at end of Grant Year |
|-------------------------|------------|---|
| Down Payment Assistance | 19 | \$138,337.56 |

Jurisdiction

| | | |
|-------------------|----|----------|
| Residential Rehab | 3 | \$35,000 |
| JOBs Loans | 0 | \$0 |
| Total | 16 | |

Deferred Loans-----

| | # of Loans | Principal Balance at end of Grant Year |
|-------------------------|------------|---|
| Down Payment Assistance | 0 | \$0 |
| Residential Rehab | 14 | \$252,010 |
| JOBs Loans | 0 | \$0 |
| Total | 19 | \$284,980 |

Total-----

| | # of Loans | Principal Balance at end of Grant Year |
|-------------------------|------------|---|
| Down Payment Assistance | 19 | \$138,337.56 |
| Residential Rehab | 17 | \$287,010 |
| JOBs Loans | 0 | \$0 |
| Total | 38 | \$425,347.56 |

The residential rehab loans were given out in the 1980s and 1990s with a interest free deferral until transfer of the property. Since many are occupied by homeowners, who have no immediate needs to sell or move, these loans will be recaptured slowly over time.

d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

There were no loans that have had balances forgiven or written off during the reporting period for 2008.

There are five loans that have gone into default and the primary goal is to get these borrowers back in to a repayment of their loans. However if repayment becomes unlikely, the Citizens' advisory Committee, Mayor and City Attorney will determine the correct course of action in dealing with these loans.

e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

There were no parcels owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds that have been available for sale as of the end of the reporting period.

The City is partnered with Nehemiah Housing Corporation and BroadPark Development Corporation to develop 15 units of affordable condo homeownership on Ferry Street, Green Street and Rapallo Avenue. The same project will also be selling a parcel to Northern Middlesex Habitat for Humanity to develop 2 units of affordable

homeownership on Ferry Street. All these units will most like be available for sale in 2010 or 2011. The list of properties involved in this project are:

- 47 Rapallo Avenue
- 41 Green Street
- 37 Green Street
- 51-55 Ferry Street
- 49 Ferry Street
- 47 Ferry Street
- 25-27 Ferry Street

11.Lump sum agreements

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

The City did not have any lump sum agreements for 2008.

12.Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.**

The City funded one project that involved housing rehabilitation, the North End Homeownership project, which involves 17 units of new affordable condo homeownership to be developed at seven sites on Green Street, Ferry Street and Rapallo Avenue. The project is still working to secure funding through the State HOME program.

- b. Provide the total CDBG funds involved in the program.**

Middletown has contributed a total of \$720,000 to the project over multiple years. 2008 was the final CDBG contribution of \$224,363.63.

- c. Detail other public and private funds involved in the project.**

The North End Homeownership project is working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds.

13.Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.**

Program Year 4 CAPER Community Development response:

Neighborhood revitalization efforts are focused on the City's North End, which has been identified as a historically economically distressed district, which has fallen into disrepair. Recent efforts by an independent community group, the North End Action Team (NEAT) has been the key to a number of successful initiatives over the past year.

In evaluating all efforts in the area, it has become clear that in order for the North End to make the next step in securing previous successes, greater risks need to be taken by the City, private developers, and private businesses. The emphasis should not be on pumping more CDBG dollars into the area, but to market its successes and create interest among those who can build new safe and affordable housing and employment opportunities.

- Broad Park North End Homeownership Project- The developer secured the seven (7) properties that are being targeted for homeownership redevelopment. In the 2008 CDBG year the developer has been working to secure a \$3 million grant from the Connecticut Department of Economic and Community Development from state HOME funds. The City has completed the relocation of seven households using CDBG funds. The developer is working to begin an abatement and selective demolition phase. Once the project is completed, there will be 17 affordable homeownership units.
- North End Action Team- This program continued to improve the leadership base from within the North End in order to increase indigenous ownership of problems and solutions to critical community issues. The North End Action Team has worked to involve local residents in identifying and presenting code enforcement issues at monthly meetings with the city officials and neighborhood residents. This program runs numbers meetings and opportunities to involve the neighborhood in such as monthly organizational meetings, the Erin Street Community garden, planning for a new Ferry Street Garden, trail hiking club for youth, and many more. All of these programs are geared to encouraging participation in the neighborhood and speaking up for the neighborhood when it is most needed.

There are two needs that are addressed under this heading and they are elimination of Blight and training the unskilled and increasing employment opportunities.

Elimination of blight in Middletown remains an issue of high priority to many residents as indicated by the household survey as well as public meetings, since if blight is not eliminated early, it spreads and degrades whole neighborhoods. In Program Year 33, the City has continued to fund its Residential Rehabilitation Loan Program to assist homeowners in loaning funds to help in the cost of repairs to their property in Middletown. In the future the City will continue to fund this program since it has been very successful at assisting those homeowners in repairing their homes, where they could not afford to do so otherwise.

Antipoverty Strategy


1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 4 CAPER Antipoverty Strategy response:

In PY 2008, the city continued to work to implement the following actions in an attempt to reduce the overall number of persons living in poverty in Middletown:

- St. Vincent DePaul Amazing Grace
- North End Action Team Community Organizing
- Literacy Volunteers of Central Connecticut Literacy Tutoring
- Middlesex Business and Industry Foundation Worker Prep Program

Through the development of the new 5-year Consolidated Plan for 2010-2014, the city promoted and continued to emphasize the need for greater coordination between all of the agencies active in Middletown so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds were initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will insure that needs are being properly addressed and that resources are being maximized.



NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 4 CAPER Non-homeless Special Needs response:

In 2008, the City of Middletown funded three programs that address special needs of persons that are not homeless but require supportive housing.

These were:

- Kuhn Employment Opportunities
- Community Health Center New Horizons Shelter Front Porch Replacement

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

 - ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 4 CAPER Specific HOPWA Objectives response:

Not Applicable, Middletown does not receive HOPWA funding.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 4 CAPER Other Narrative response:

Outcome Measures

Outcome measures, also known as performance measures, assist in gathering information to determine how well programs and projects are meeting needs, and then using that information to improve performance that better target resources.

In 2003, HUD issued Community Planning and Development Notice 03-09 to begin to the process of developing outcome measures to be used by State and Local CDBG jurisdictions.

Program performance reporting is not new to CDBG grantees. Grantees regularly monitor their out puts and report them. These are often measured in terms of how much money is spent and show what is produced, (i.e. housing units, jobs created, loans processed). The inclusion of outcome measures allows grantees to examine the relationship between their accomplishments and the resources invested in them. Without an analysis of these relationships, it is impossible to know if programs are operating at the most efficient and effective level.

HUD has also designated specific outcome indicators for block grant programs. Table 18 lists the 9 outcome measures used by HUD.

Table 17: HUD Outcome Measures

| | Availability/Accessibility | Affordability | Sustainability |
|-----------------------------|----------------------------|---------------|----------------|
| Decent Housing | DH-1 | DH-2 | DH-3 |
| Suitable Living Environment | SL-1 | SL-2 | SL-3 |
| Economic Opportunities | EO-1 | EO-2 | EO-3 |

Table 19 shows the corresponding measure for the grants that the City of Middletown has allocated for the 2007 grant year. See the

Table 18: 2008 Grants and Outcome Measures

| Organization | Project Name | Funding | Measure |
|---|--|----------------|----------------|
| Literacy Volunteers of Central Connecticut | Literacy Tutoring | \$1,400.00 | EO-1 |
| Cross Street Training Center | After School Program | \$3,100.00 | SL-1 |
| St. Vincent DePaul | Amazing Grace Food Distribution | \$3,000.00 | SL-1 |
| North End Action Team | Community Organizing | \$3,000.00 | SL-3 |
| A More Excellent Way Ministries | Youth Connection Program | \$2,000.00 | SL-1 |
| I Have A Friend Youth Center | After School Program | \$3,000.00 | SL-1 |
| Kuhn Employment Opportunities | Mobile Work Crew | \$3,000.00 | SL-1 |
| Oddfellows Playhouse | At-risk Youth Troupes | \$2,000.00 | SL-1 |
| Middlesex Business and Industry Foundation | Worker Prep Program | \$25,000.00 | EO-1 |
| Shiloh Church | Camp Shiloh | \$15,000.00 | SL-1 |
| The Connection Inc. | Eddy Shelter Security Cameras | \$5,000.00 | SL-3 |
| Community Renewal Team | Head Start Community Center Driveway Improvements | \$20,000.00 | SL-3 |
| Broad Park Development Corporation | North End Homeownership Redevelopment | \$224,363.63 | DH-2 |
| Community Health Center | New Horizons Shelter- Front Porch Replacement | \$20,000.00 | SL-1 |
| Middletown Public Schools | Energy Efficiency improvements for Youth and Family Services | \$20,000.00 | SL-3 |
| Middletown Planning, Conservation and Development | Down Payment Assistance Program Fees | \$500.00 | DH-2 |
| Middletown Planning, Conservation and Development | Program Administration | \$81,000.00 | NA |

Table 19- 2008 CDBG Grants and Outcome Measures Breakdown

| | Availability/Accessibility | Affordability | Sustainability | Total |
|------------------------------------|-----------------------------------|----------------------|-----------------------|--------------|
| Decent Housing | 0 | 2 | 0 | 2 |
| Suitable Living Environment | 8 | 0 | 4 | 12 |
| Economic Opportunities | 2 | 0 | 0 | 2 |
| Total | 10 | 2 | 4 | 16 |

Table 20- 2008 Grants and Outcome Indicators

| Organization | Project Name | Indicators |
|---|--|---|
| Literacy Volunteers of Central Connecticut | Literacy Tutoring | Number of persons assisted with improved access to a service.- 80 people |
| Cross Street Training Center | After School Program | Number of persons assisted with improved access to a service.- 40 people |
| St. Vincent DePaul | Amazing Grace Food Distribution | Number of persons assisted with improved access to a service.- 332 Households |
| North End Action Team | Community Organizing | Number of persons assisted with improved access to a service.- 3,687 people |
| A More Excellent Way Ministries | Youth Connection Program | Number of persons assisted with improved access to a service.- 19 people |
| I Have A Friend Youth Center | After School Program | Number of persons assisted with improved access to a service.- 28 people |
| Kuhn Employment Opportunities | Mobile Work Crew | Number of persons assisted with improved access to a service.- 6 people |
| Oddfellows Playhouse | At-risk Youth Troupes | Number of persons assisted with improved access to a service.- 44 people |
| Middlesex Business and Industry Foundation | Worker Prep Program | Number of persons assisted with improved access to a service.- 94 people |
| Shiloh Church | Camp Shiloh | Number of persons assisted with improved access to a service.- 24 people |
| The Connection Inc. | Eddy Shelter Security Cameras | Number of persons assisted with improved access to a facility or infrastructure benefit.- 134 people |
| Community Renewal Team | Head Start Community Center Driveway Improvements | Number of persons assisted with improved access to a facility or infrastructure benefit.- Not completed |
| Broad Park Development Corporation | North End Homeownership Redevelopment | Number of affordable units.- Not completed |
| Community Health Center | New Horizons Shelter- Front Porch Replacement | Number of persons assisted with improved access to a facility or infrastructure benefit.- 105 people |
| Middletown Public Schools | Energy Efficiency improvements for Youth and Family Services | Number of persons assisted with improved access to a facility or infrastructure benefit.- Not completed |
| Middletown Planning, Conservation and Development | Down Payment Assistance Program Fees | Number of affordable units.- 0 units |
| Middletown Planning, Conservation and Development | Program Administration | NA |