

City of Middletown  
Community Development Block Grant Program  
2010-2015 Consolidated Plan

## Preliminary Outline

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### The Plan

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#### Priority # 1- Jobs, jobs, jobs!

Goal- 1,000 individuals put to work

Benchmark- Bring Middletown back to full employment of 6.4% or less.

Performance Measures-

1. Middletown Labor Force and Unemployment Statistics
2. Middletown Job Vacancies Data
3. Client Before and After Surveys

10/13/10  
Final Start

Strategies-

1. Middletown Job Launch Grants- Develop an employee recruitment and training grant program for for-profit companies opening, relocating or expanding by a certain amount. Grant amount would be a maximum of \$2,000 per position and can be used at pre-approved service providers who would tailor a recruitment and training program for the for-profit company.
2. Provide Career Services Job Placement and Job Coaching Programs to Middletown.
3. Provide Services to help those most affected by the recession or hardest to integrate into the job market.

3. Establish a grant program to assist small business creation or expansion tied to specific training / mentoring / technical assistance

#### Priority # 2- Livable neighborhoods!

Goal- 300 households assisted

Benchmark- Reducing blight and crime in targeted areas by 25%.

Performance Measures-

1. Middletown Police Crime Statistics on Burglaries, Larceny, Vandalism and Auto Theft

2. Middletown Housing & Health Department Code Enforcement Statistics
3. Building Department Blight Ordinance Enforcement Statistics
4. Housing Sales Data
5. Foreclosure Lis Pendens Filings with the Town Clerk
6. Neighborhood Surveys

Strategies-

1. Establish a Downtown Neighborhood Beautification Micro Grant Program. Develop a grant program to help low and moderate income census tracts. Provide small grants, less than \$1,500, to property owners to improve the appearance (Can it qualify as an area benefit? Would CDFI be helpful?)
2. Establish a Low and Moderate Income Homeowner Property Beautification Micro Grant Program
3. Rapid Response Blight Program. Create fund to address issues of spot blight.
4. Establish a Rental Housing Re-inspection License Program. Require all non-owner-occupied to be inspect to verify compliance with local and state housing codes prior to re-occupancy.
5. *Crack and* Adopt an incentive program to improve the housing stock of the downtown that attracts a mix of incomes and encourage historic preservation.
6. Support programs that address and reduce quality of life crimes and problems in neighborhoods.
7. Support the creation and improvement of neighborhood parks, gardens, sidewalks, bike paths and public spaces in low and moderate income neighborhoods.

**Priority # 3- Access for All! Especially seniors, children homeless, disabled and the low/moderate income families.**

Goal- 1,000 individuals assisted.

Benchmark-

Performance Measures-

1. Client Before and After Surveys
2. Reduction in Number of Public Facilities made accessible
3. Reduce operating costs in public facilities by a fixed percentage (5% overall; 25% in project facilities)

Strategies

1. Fund a program to market and assist residents apply to existing programs that provide energy audits and improvement rebates.
2. Establish mirco-grant or loan program to elimination issues affecting the seniors and the disabled in their own homes or apartments.

3. Develop an after-school scholarship program to assist low and moderate income household send their children to approved after-school programs.
4. Support the creation of an effective after-school transportation network.
5. Support the Middlesex County 10-year plan to end homelessness.
6. Support the modernization of public facilities to become more energy efficient and reduce operating costs.
7. Eliminate architectural barriers that prevent seniors and the disabled from benefiting from public facilities.

### The People & Partners behind the Plan

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In order for any plan to be implemented it needs the support and determination of people behind it. Without an infrastructure to bring resources to bear on the problems that are foreseen, then the goals of the plan will be difficult or impossible to achieve.

People and the organizations they are a part of are critical for this five year plan to succeed. A significant new component to Middletown's Community Development Block Grant program will be the creation of working groups to disseminate information, seek buy-in, critically review the plan's progress and outputs, and form partnerships to better leverage CDBG, private and other public resources.

There are four proposed working groups, three of which are new. This plan recognized the current successes achieved by the Middletown 10-year plan to end homelessness and will use what is already in place to accomplish homeless objectives.

#### Jobs Working Group

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Mission

Possible Partners

- Middlesex Community College
- Middlesex Chamber of Commerce
- United Labor Agency
- Middletown Russell Library
- Community Renewal Team
- Middletown Adult Education
- Middlesex Hospital

#### Livable Neighborhood Working Group

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Mission

Possible Partners

- Friends of the Village District
- Association of Wesleyan Area Residents
- Friends of McCarthy Park
- Westfield Residents Association
- North End Action Team
- Downtown Business District
- Middletown Police Department
- Middletown Health Department
- Middletown Department of Planning, Conservation and Development
- Middletown Housing Authority
- Community Health Center
- The Connection Inc.
- Wesleyan University
- Nehemiah Housing Corporation
- Middlesex Hospital
- Northern Middlesex Habitat for Humanity
- H.O.P.E.

Middlesex Funders Roundtable

exchange information and provide dialogue and critique about Middlesex's CDBB program and explore areas of collaboration in the future.

- Partners
- Middlesex United Way
- Middlesex Community Foundation
- Liberty Bank Foundation
- LIFE
- Rock Fall Foundation
- CHFA
- DECD
- CHIF

Middlesex 10-year Plan to End Homelessness

Mission Partners

- Middletown Department of Parks and Recreation
- Middlesex United Way
- The Connection Inc.
- Nehemiah Housing Corporation
- Mercy Housing Corporation
- Northern Middlesex Habitat for Humanity
- Gilead Community Services
- Middlesex County Continuum of Care

Access for All: Working Group

Mission

Possible Partners

- Senior Services Department of the City of Middletown
- St. Vincent DePaul
- Middlesex United Way
- Positive Solutions
- St. Luke's
- Jonah Center for the Environment and Arts
- Middletown ADA Coordinator
- Gilead Community Services
- Oddfellows Playhouse

Cross Street Training Academy and Center  
Green Street Arts Center  
Middletown Public Schools  
Middletown Arts Commission  
Middletown Department of Parks and Recreation  
Community Health Center  
Community Renewal Team

These groups will meet formally on a semi-annual basis with the option of holding a quarterly meeting if the need arises.

Working Groups will meet in December and May.

#### Sample December Agenda

Review of Measures and Grant Accomplishments 1 & 5 year  
Discuss Upcoming CDBG Funding Round  
Discuss Potential Projects, Partnerships and Funding Sources  
Discuss Nexts Steps

#### Sample May Agenda

Guest Speaker or Special Staff Presentation  
Review of Measures and Grant Accomplishments 1 & 5 year  
Discuss Potential Projects, Partnerships and Funding Sources  
Discuss Nexts Steps

### The Risks

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Market forces undo any gains.

The City and it's partners may make all the right moves and execute their plans flawlessly, only to have minimal or no impact on the benchmarks that were the initial target.

Employment- As of August 2009, Middletown has likely reached an unemployment record for the last twenty years of over 8.3%.

Nationally many

Housing

Remedy- There is little that the CDBG program can accomplish in the face of larger macroeconomic forces. The best that can be hoped for it that any investment made now minimizes the pain felt locally and to make build a solid foundation to maximize growth when the economic recover is underway.

Existing resources are inadequate.

Remedy-

Reduction of available resources.

Remedy-

Turnover in staff, appointed officials, elected officials, and partner organizations.

Remedy-

Lack of political will to implement plan.

Remedy-

Unforeseen risks.

Remedy-

## Appendix

Performance Measures

Residential Survey Results

Neighborhood Survey Results

District 1

District 2

District 3

District 4

District 5

District 6

District 7

District 8

District 9

City

Stakeholder Interviews

Public Hearing Minutes

Housing Market Study 1996-2008

Fair Housing Plan

Commercial Property Market Study 1996-2008

History of Redevelopment in Middletown and Lessons Learned

Policy Document on Urban Crime

Guide to Private and Public Grants