

WALLINGFORD HOUSING PARTNERSHIP COMMITTEE
Wallingford, Connecticut

October 6, 1992

William W. Dickinson, Jr., Mayor
Town of Wallingford
45 South Main Street
Wallingford, Connecticut 06492

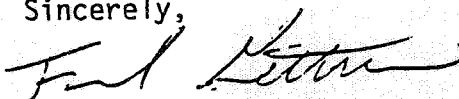
Dear Mayor Dickinson:

I am pleased to submit to the Town a report prepared by the Wallingford Housing Partnership Committee. This study of housing needs in Wallingford has been prepared so as to meet requirements of the State statute establishing housing partnerships. Prior to submitting this to the State, the Partnership seeks to present the report to the Town Council at their October 13 meeting.

The report identifies specific needs in the community. Based on the needs as identified, the Housing Partnership is pleased to support and sponsor the proposal by the Wallingford Housing Authority to purchase and operate 32 rental units. The Council should be aware that the State statute provides for an increase in road aid to municipalities whose housing partnerships sponsor projects that achieve affordable housing goals.

Members of the Partnership will be available to attend the next Council meeting to discuss the report and future activity.

Sincerely,



Fred Gettner, Chairman
Wallingford Housing
Partnership Committee

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I. NEEDS ASSESSMENT

To establish what need exists in Wallingford, the Partnership has analyzed four primary sources of information.

Census Data - providing base line information regarding population and housing characteristics of the town.

Locally Generated Statistics - providing more detail on how existing services see local need.

A Town-Wide Survey - conducted by the Partnership Commission providing an in-depth understanding of where Wallingford residents find themselves in the housing market.

Regional Statistics - as provided by the 1989 study conducted by the South Central Regional Council of Governments (COG).

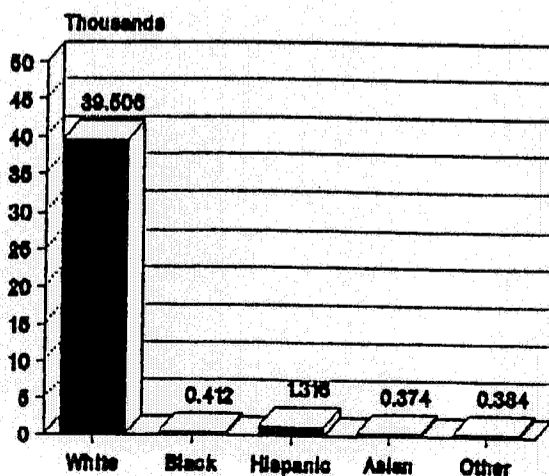
1. Census Data/Overview

This overview first discusses basic characteristics of the town's population and housing stock. Though not all of the data is currently available, the 1990 census has provided some base line information which portrays key population characteristics of the town. Data from other sources supplements the census for a review of the housing stock.

A. Characteristics of the Population

Wallingford has a total population of 40,822 according to the 1990 Census data recently available. This is an increase of 9.5% since 1980.

Population Racial Makeup



Population: 40,822

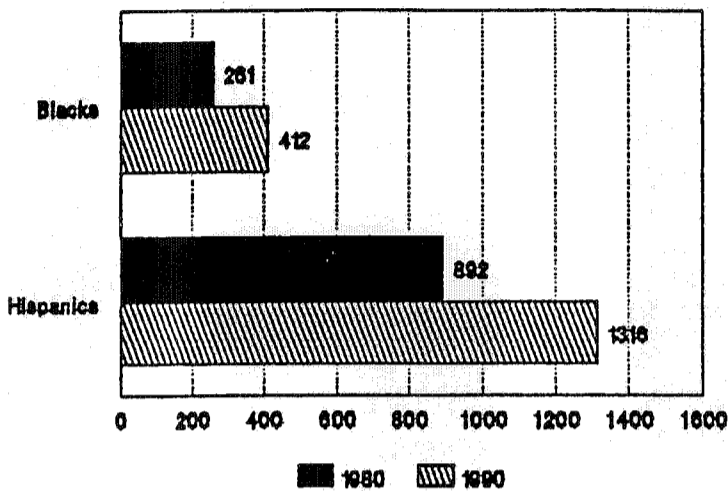
1990 Census

Figure 1

A.1) Racial Makeup

Wallingford's population is overwhelmingly white, with only a 3% non-white population. Minorities in town include 1% African American, 3.2% Hispanic (some are included in white population), 0.9% Asians and 0.9% of other non-white racial background. Though the minority population in town is small, it has grown 50% since 1980. The minority population also has increased 35% since 1980 as a percentage of the total population.

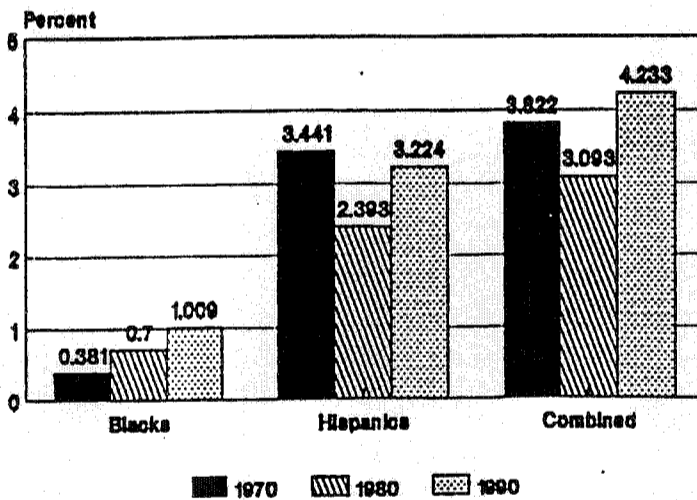
Minority Population Change 1980 - 1990



1980 & 1990 Census Data

Figure 2

Minority Population As a Percentage of Total Population



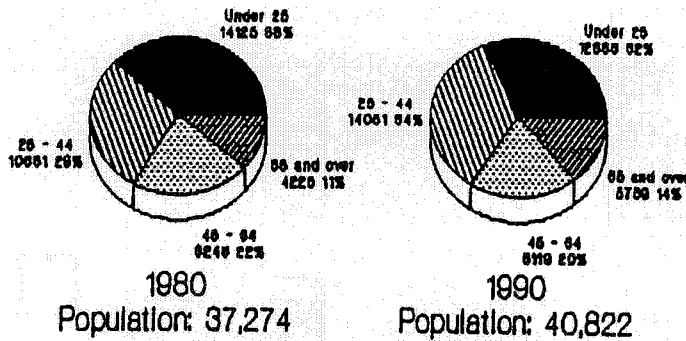
1970, 1980 & 1990 Census Data

Figure 3

A.2) Age Makeup

Wallingford's population is getting older. From 1980 to 1990, there was a moderate drop in both the number and the overall percentage of those under age 25. Over the same period there was an increase in the number and percentage of those between ages 25 and 44 as well as those age 65 and over.

Population Age Makeup



1980 & 1990 Census Data

Figure 4

A.3) Household Makeup

Wallingford remains a family-oriented town, with parent-child households, including two-parent and one-parent households, making up 35% of all households in town. Yet the town also maintains a large number of households without children, including couples without children, singles, and singles with other relatives. This trend toward smaller households is also reflected in the steady drop in average household size since 1980.

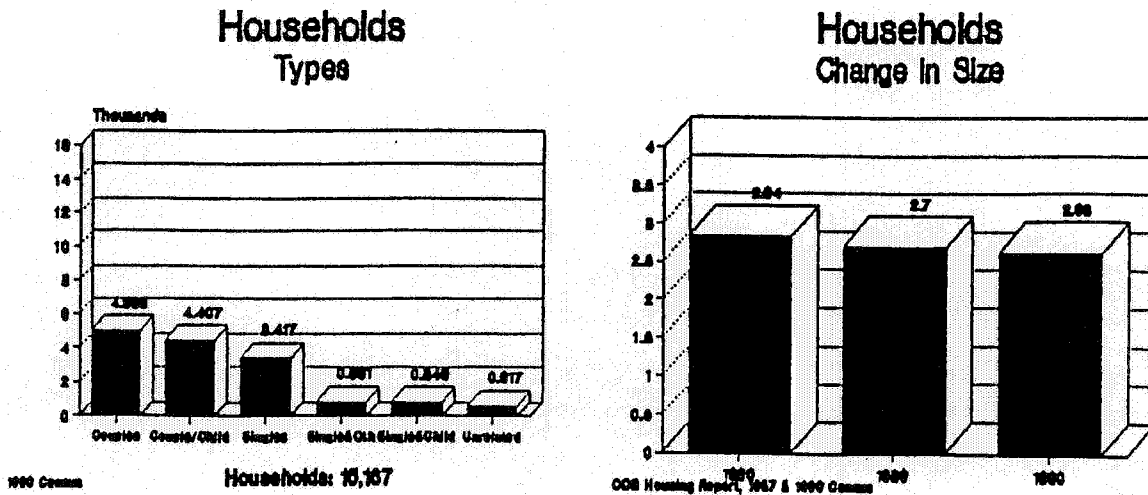


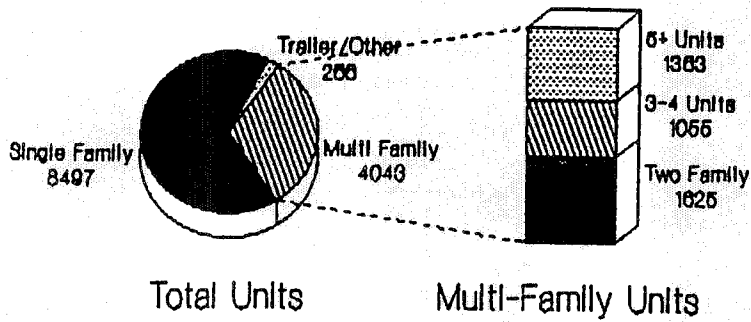
Figure 5

B. Characteristics of the Housing Stock

B.1) Housing Units

The total number of housing units in Wallingford has increased almost 50% since 1980. Single family homes have created the bulk of the increase, having risen 59% since 1980. The number of multi-family dwellings has increased only 25% in the same time, with the bulk of those added being of 5 units or more. The number of two-family homes has remained virtually unchanged since 1980.

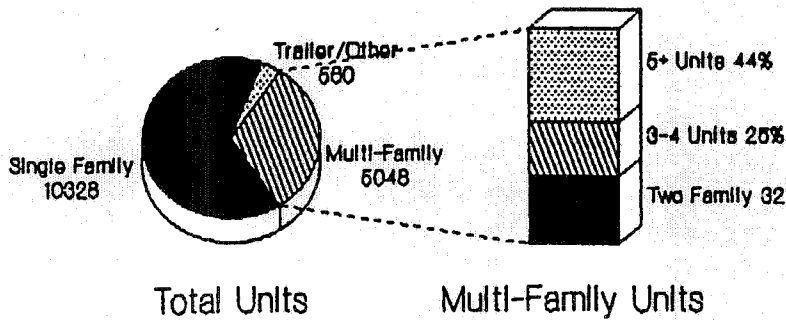
Housing Units 1980



1980 Census

Figure 6

Housing Units 1990

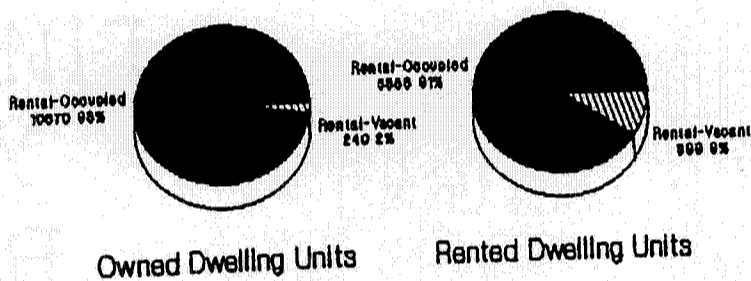


1990 Census

Figure 7

B.2) Tenure & Vacancy Rates
 According to 1990 Census data, vacancy rates in town are much higher for rental units than for owned homes.

Tenure & Vacancy 1990



1990 Census

Figure 8

B.3) Government-Assisted Units
 Wallingford has approximately 5% of its housing stock subsidized by government assistance. The Wallingford Housing Authority manages 132 units of family housing and 185 units of elderly housing.

Government Assisted Housing

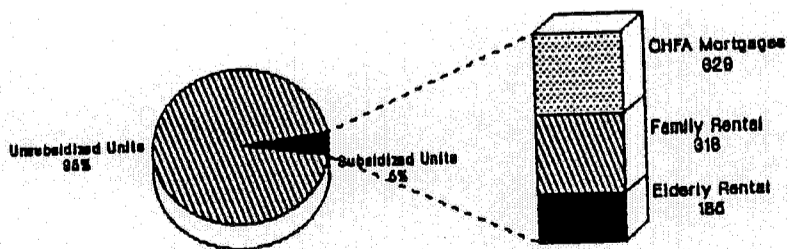
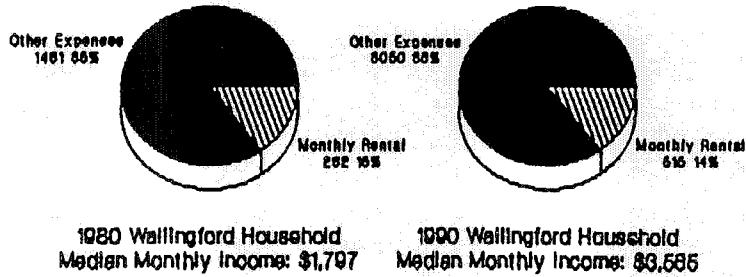


Figure 9

B.4) Rental Costs

The ability of Wallingford households to keep up with housing costs varies dramatically with the type of housing studied. For example, the cost of the average rental in town has remained virtually unchanged since 1980 as a percentage of the average household's monthly income.

Income & Rental Costs 1980 to 1990



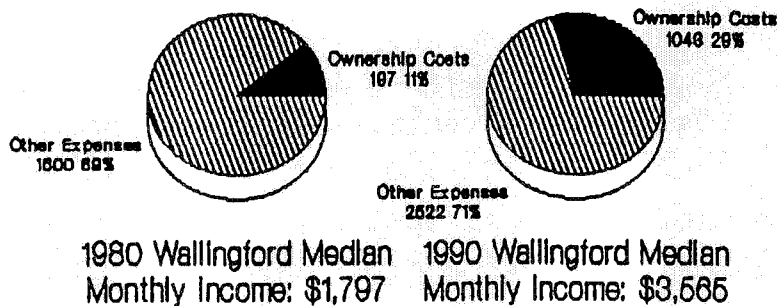
1980 & 1990 Census Data

Figure 10

B.5) Ownership Costs

On the other hand, the cost of average home has risen dramatically since 1980, and the median cost of owning a home in Wallingford has reached a point in 1990 where the average household is at the upper limit of affordability (29%). The 1990 Wallingford census data reflects that 1,399, or 16% of all home owning households in town currently pay over 35% of their monthly income on housing.

Income & Home Ownership Costs 1980 to 1990



1980 & 1990 Census

Figure 11

2. Other Local Information

The second source of information available to determine local needs are locally generated data. This information comes from the Wallingford Housing Authority and the Wallingford Emergency Shelter, each of whom in their own way provide housing assistance to those in Wallingford who require it.

A. Wallingford Housing Authority

As indicated in Figure 9, The Wallingford Housing Authority currently manages a total of 317 units in town. Of these, 182 are elderly housing sited at five separate locations. The remaining 132 units are moderate rental housing for families.

A telling sign of demand for affordable housing of all types can be found in the waiting lists of any housing authority, and Wallingford's seems particularly revealing.

In the first place, the demand for the 150 units of state funded elderly housing, which have fewer eligibility restrictions than the remaining 32 units of federally funded elderly units, appears to be constant. The WHA in January, 1992 depleted its waiting lists when it took just four days to fill 35 newly-vacant units. At present the Housing Authority already reports that they have nine applicants awaiting units for singles, and the wait is approximately three to six months. The Housing Authority currently has no one waiting for couples' housing.

In addition, the Housing Authority currently has a waiting list of 157 families for its moderate rental units. If we break down the list by units size, we find the following:

- o Three-bedroom units have 40 applicants waiting, dating as far back as 1991. The average wait appears to be 1.5 to 2 years.
- o Two-bedroom units have a waiting list of 85, with applicants dating back as far as 1990. The average wait is estimated at between 2.5 to 3 years.
- o One-bedroom units have the greatest demand in relation to available units. A total of 32 are on the waiting list, but those on the list date as far back as 1987. The average wait is estimated at approximately seven years.

The Wallingford Housing Authority has aggressively pursued the development of more affordable rental housing and will continue to do so. From its statistics, however, as well as the financial obstacles it faces, any action plan by the Town should take into account the needs identified by those waiting for public housing.

B. Wallingford Emergency Shelter

The town's only emergency shelter has been run by a private not-for-profit organization since 1985. The current site of the shelter has seventeen beds for individual men and women, and operates only during the winter months. Shelter guests receive a hot meal at dinner, must be in bed by ten, and receive a hot breakfast before they leave in the morning. The operation is run entirely by volunteers.

Though hard statistical data on the number served by the shelter are not available at this time, an average of approximately fifteen of the facilities beds are utilized each night. Most of the guests are males from Wallingford, but some arrive from surrounding towns as well.

The facility staff typically provide additional ad hoc assistance to its guests, such as job and housing referrals, welfare application assistance and direction for medical and mental health.

While homelessness is a problem with many causes and to many is considered more of a social services problem than one of housing, Wallingford's experience from its only shelter is an indication that the needs in town share some similarities to those of our urban neighbors, though perhaps on a smaller scale.

3. Survey Results

Perhaps the most complete and dramatic source of information available to the Partnership Commission has been its town-wide survey of households.

Conducted by mail in late 1990, the survey was mailed to all households in Wallingford and enjoyed an 18% response rate. The responses were segregated into households with one or more town employees and those without. Then, the responses were analyzed by various "cross-tabulations" of tenure, income level, age, marital status and household size.

While a more complete review of the data is attached as Appendix A, the following offers a general overview of the key results of the survey.

A. Most Wallingford home owners have benefitted from the appreciation of housing during the 1980's

- o Over half (55.2%) of the home owners in the survey stated that they could not afford their own homes today.
- o Home owners have lived in Wallingford longer than renters, though the sample shows long tenure among renters as well. 66% of home owners and 56% of renters have lived here longer than 10 years. 86% of home owners and 71% of renters have been here over 5 years.

Household Tenure Owners vs. Renters

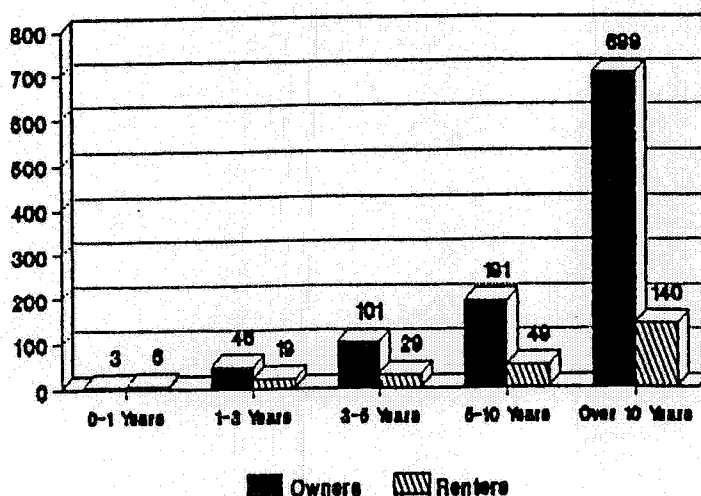


Figure 12

B. Those moving in to Wallingford more recently are wealthier than before.

- o The percentage of responding households with incomes of over \$50,000 dropped steadily the longer they lived in Wallingford. Of all those in town having lived here 0 - 5 years, the percentage of those that were "higher income" households was 52.7%; among those here for 5 or more years, only 36.6% were higher incomes.
- o On the other hand, the number of lower income households (under \$30,000 per year) increased with their number of years in Wallingford. Of all those having lived here 0 - 5 years, only 15.9% are low-income; of those here for 5 years or more, 28.4% are low-income.

Income and Tenure

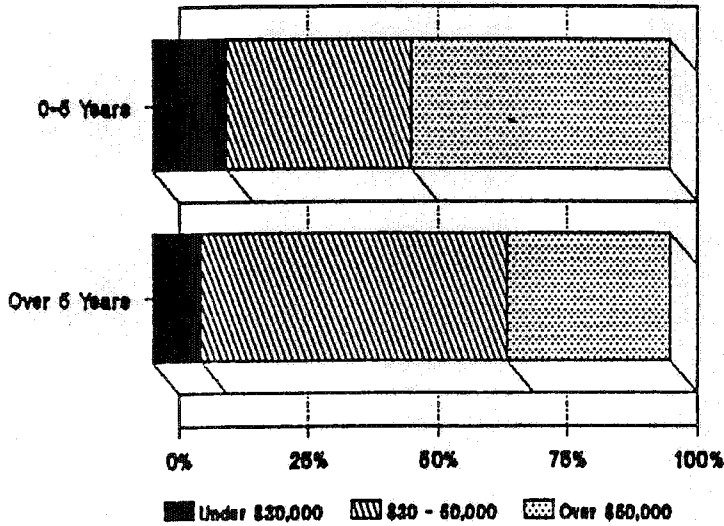


Figure 13

C. The burden of high housing costs is borne disproportionately by low- and moderate income households in town.

- o Of the entire category of those that spend over 30% of their monthly incomes on housing, 71.1% are of low-or moderate income. 33% are from lower income households. Only 29% of "overspenders" are of "higher income."
 - among moderate income households, 47.8% spend over 30% of their gross monthly incomes on housing. 13.6% of these households spend over 50% of their monthly incomes on housing.
 - among lower income households, 55.9% overspend on housing, and 20.8% spend over 50% of their incomes on housing.
- o Of all those that spend over 50% of their incomes on housing, 44.4% are low income households. 38.7% are moderate income. Only 16.8% are of higher incomes.

**Households Overspending on Housing
as a Percentage of Income**

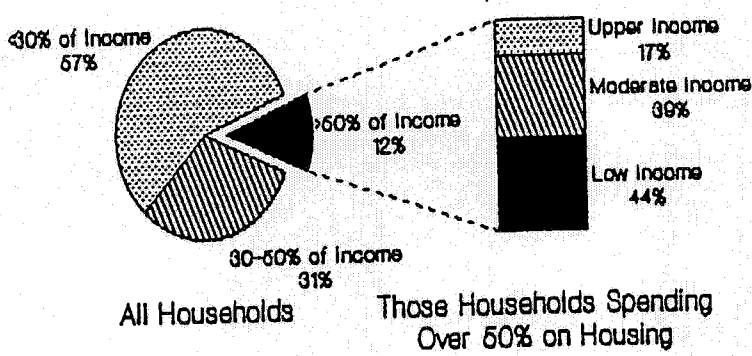
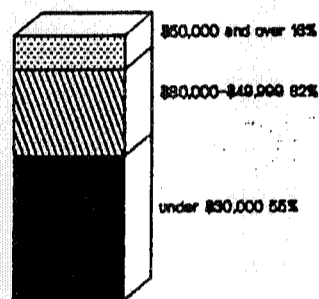


Figure 14

D. The opportunities for low- and moderate-income households in Wallingford to own a first home are virtually nonexistent.

- o Of those renting in town, 54.5% of the respondents said they hope to own in town some day.
- o But 87% of the town's renting households earn less than \$50,000 per year (even at \$50,000 per year, assuming a 10% down payment, the household can only afford a home worth \$127,393). 54.8% of renters earn less than \$30,000 per year.
- o Housing in Wallingford is more affordable to older residents. Only 42% of those under age thirty live in affordable housing (that is, spending 30% or less of their monthly income on housing costs). 56% of those between 30 and 55 live in affordable housing, and 63% of those over age 55 live in affordable housing.

Renter Income Levels



**Renting Households
Percentage of Income Spent on Housing**

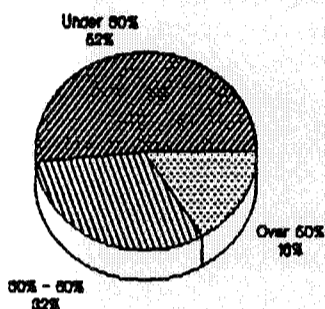


Figure 15

E. Single people in town seem to be hit the hardest with high housing costs, presumably because few affordable rentals exist in town.

- o More unmarried singles live in one-family homes on less than one acre than any other type of housing (37%). 20% live in condominiums. Only 16% live in multi-family buildings of three or more units.
 - o More than half of the unmarried singles responding (51%) spend more than 30% of their household incomes on housing. Only 41% of couples overspend on housing.
 - o 21% of the one-person households responding spend over \$900 on housing per month.
 - o The smaller the household size, the more likely the respondents are overspending on housing. More than half of those in one-person households (51%) spend more than 30% of their monthly income on housing. 37% of two-person households overspend, 42% of three person households, and 35% of four-person households.
- 17% of one-person households spend over 50% their incomes on housing.

Household Size and Housing Cost

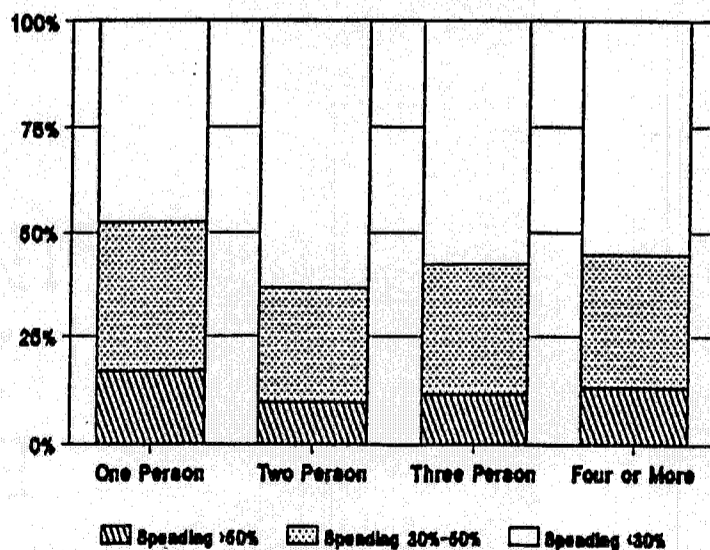


Figure 16

4. Regional Perspective of Housing Need

Wallingford is considered part of the South Central Planning Region which encompasses the towns of Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, Milford, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven and Woodbridge. Geographically, the area covers a rough triangle whose base is Long Island Sound and stretches from Milford on the east to Madison on the west to Meriden at the northern point.

The cost of housing in Wallingford is lower on average than the rest of the region. In July, 1992 the Greater New Haven Board of Realtors reported that the average residential sales price in the region (here including Cheshire and Prospect) was \$147,214. The average price in Wallingford was \$142,838.

With regard to housing need, a 1988 study by the South Central Regional Council of Governments (COG) showed that the total need for low- and moderate-income housing in the region stood at 24,333 units. As expected, New Haven's share of 11,696 dominated the regional total, with West Haven (3,701), Hamden (2,249) and Milford (1,509) following. These numbers represent the "Deficiency-Based Need" of low- and moderate-income housing which is based on factors of housing affordability, age, condition and overcrowding.

Wallingford's place in the South Central region's total housing need is significant. The COG study claims that the town follows Milford with a need of 1,089 units, or 4% of the regional total. Interestingly, Meriden's total is slightly less than Wallingford's at 1,062 units.

In relation to the other towns in the region, Wallingford seems to be providing a significant share of subsidized housing, though not nearly in proportion with its more urban neighbors. For example, Wallingford's 318 units of assisted rental housing for families (public housing and Section 8) is more than nine of its fourteen neighbors though only 2.9% of the region's total. Wallingford's most urban neighbors, New Haven and Meriden, currently provide 6,863 and 2,081 units of subsidized family housing, respectively.

Regarding homes financed by the Connecticut Housing Finance Authority (CHFA), Wallingford's 6.5% share of the region's total is more significant, but again is dwarfed by the contributions of New Haven (37.6%) and Meriden (19%).

Finally, Wallingford's proportion of subsidized housing stock, as pointed out earlier, is only 5% of its total housing units. New Haven and Meriden, at 23.3% and 15.5% respectively, are the only two town in the region that are exempt from the new Affordable Housing Appeals Procedure.

In addition to statistical significance, however, a survey of the actions which other town in the region are taking to address the region's affordable housing problem suggests that Wallingford is doing a better than average job. For example, Wallingford is one of ten towns engaged in the CHPP, and one of only five which has reached the stage of submitting a Development Designation Report. In addition, Wallingford is one of only five towns which has a privately-run homeless shelter which serves approximately ten guests per night in the winter months. Wallingford also has a chapter of Habitat for Humanity which is attempting to purchase and rehabilitate existing homes and is pursuing vacant land from the town for new construction.

Wallingford seems to be carrying out significant activities toward meeting regional housing needs. However, in relation to its more urban neighbors, there remains a great discrepancy.

II. LAND INVENTORY

A. Methods of Survey

The Town Planning Office conducted an extensive search of available parcels in Wallingford. That search found that Wallingford contains no state or federal properties other than currently occupied buildings such as the post office and State's Attorney's Office. Therefore, the primary focus of the search was on town-owned land, both vacant and improved.

B. Long Term Affordability

The Partnership Commission spent a good deal of time on this issue during the course of its work over the past two years. As the commission has explored and considered various options for affordable housing in-town as an adjunct to its preparation of this report, it has determined that deed restrictions are a preferable means of maintaining long term affordability for any parcels used for housing. Such restrictions would be developed in accordance with Department of Housing guidelines to ensure the intent of maintaining long-term affordability and avoid any legal perpetuities violations.

C. Results

See Appendix A Attached

III. ZONING REVIEW

A. Existing Zones

The total land area in Wallingford is approximately 25,000 acres. The following table shows the various designations, minimum lot size in each, and total acreage of each.

<u>Residential</u>	<u>Minimum Lot Size</u>	<u>Total Acreage</u>	<u>Est. Vacant Acreage 6/91</u>
RU-120	120,000 sq ft	5,703	1,464
RU- 80	80,000 sq ft	1,534	1,008
RU- 40	40,000 sq ft	5,826	2,052
R- 18	18,000 sq ft	5,173	905
R- 15	15,000 sq ft	139	15
R- 11	11,250 sq ft	480	40
R- 6	6,250 sq ft	411	2
RM- 40	5 acres	223	130
RM- 18	5 acres	10	0
RM- 12	5 acres	21	0
RM- 11	5 acres	130	18
RM- 6	5 acres	90	1
OSPRD	(depends on underlying zone)	NA	NA
DA	25,000 sq ft	NA	NA
<u>Commercial</u>			
CB- 40	40,000 sq ft	702	145
CB- 12	12,000 sq ft	57	0
CA- 40	40,000 sq ft	25	4
CA 12	12,000 sq ft	86	4
CA- 6	6,250 sq ft	42	0
DD- 40	40,000 sq ft	261	143
LB	11,250 sq ft	72	4
I- 5	217,800 sq ft	343	155
<u>Industrial</u>			
I- 40	40,000 sq ft	1,646	381
I- 20	20,000 sq ft	101	0
IX	130,000 sq ft	1,845	584

The RM designation has been discontinued for new developments. All new multi-family development will be built under the OSPRD or DA regulations.

The Open Space Planned Residential District (OSPRD) is an overlay zone and permits multi-family development, by special permit, in all R and RU zones. Density ranges from 6.976.97 units/acre in an R-6 zone to .36 units/acre in an RU 120 District.

The Downtown Apartment District (DA) is an overlay zone along major roads in the downtown area which permits high density multi-family development by special permit. Permitted density ranges from 35 units/acre for one bedroom units to 10 units/acre for units of five or more rooms.

B. Existing Regulations Which Encourage Affordable Housing

The Wallingford Planning and Zoning Commission has amended the zoning regulations in the past several years to encourage affordable housing. The following specific actions have been taken.

1. Adaptive Re-Use - This regulation permits the conversion by Special Permit of any existing building of 5,000 square feet or more in any zoning district to be converted to multi-family. Two projects have been approved and built.
 - a. Judd Square - a 300,000 square foot factory on 6.9 acres was converted to 253 units.
 - b. Parker Place - a 103,363 square foot factory on 4.11 acres was converted to 120 units.
2. Accessory Apartments - Accessory apartments attached to single family homes are permitted by Site Plan approval in all residential zones if the applicant complies with a specific set of requirements, the basic ones being that the owner must live in the house or apartment, the apartment must be no larger than 600 square feet, the single family home must be at least five years old, and the property owner must certify each year that he or she continues to comply with all the applicable regulations.

To date, 58 units have been approved, most for relatives. Fourteen of these units had been illegally created in past years, some as long as 20 years ago.
3. Downtown Apartment - The Town of Wallingford is hoping to bring more people into the Downtown by encouraging housing in the area. The DA zone permits high density residential development along major roads in selected areas of the downtown. Two projects have been approved and are under construction:
 - a. Old Wallingford Crossing - a 41-unit apartment complex on 1.4 acres utilizing new construction and six existing homes.
 - b. Ahearn - a 10-unit apartment complex utilizing two existing buildings on a 60,625 square foot parcel.
4. Multi-Family Conversion - Since 1968, the Planning and Zoning Commission has permitted construction of only single family homes on individual parcels, and has prohibited conversions to permit additional units in existing homes. The PZC recently amended the regulations to permit the conversion of legally existing two- and three-family homes in certain zones to add an additional dwelling unit, subject to a specific set of regulations.
5. LB Apartments - Wallingford's LB designation permits single family homes and homes converted to offices. The PZC recently amended the regulations to permit both the homes and offices to be converted to apartments, and to permit new apartment construction in limited circumstances.

IV. POTENTIAL CHANGES TO THE REGULATIONS

The following potential changes to the Wallingford Zoning Regulations could be enacted to encourage the creation of affordable housing, both multi-family and single family.

1. Where municipal water and sanitary sewer are available, there is no reason for not permitting R-18 density (minimum 18,000 square foot lots).
2. Where municipal water and sanitary sewer are available, there are no technical reasons for prohibiting R-16, R-11 and R-15 lots (minimum 6,250, 11,250 and 15,000 square foot lots).
3. Permit rear lots to be the same size as frontage lots.
Encourage rear lots and permit multiple lots off of a single accessway.
5. Permit 26 feet of pavement, instead of 30 feet, on local streets and 22 feet of pavement on shorter cul-de-sacs.
6. Review parking requirements. Permits construction of a parking facility substantially less than required providing there is reserve space for future parking if proved necessary.
7. Permit less expensive construction materials where the infrastructure will never be turned over to the town.
8. Review municipal fees. Lower fees of permit deferred fees for affordable housing projects.
9. Permit public improvement to be installed without a bond.
10. Permit the conversion of single family to two-family in R-6 and R-11 zones.
11. Increase density in OSPRD's with extra units required to be affordable (Section 8-2g of Connecticut General Statutes).
Permit 20% of the new construction in all subdivisions of ten or more homes to be duplexes.
13. Permit construction of duplexes and triplexes.
14. Rezone to create more R-6 and R-11 land.
15. Require sidewalks on only one side of street.
16. Allow larger percentage of inland wetlands to fulfill lot area requirements when town water and sewer are available.
17. Reduce lot frontage requirements and encourage narrower, deeper lots to reduce infrastructure costs per house.

V. LONG RANGE PLANS AND GOALS

A. Process Used to Achieve Conclusions

The Wallingford Housing Partnership Commission has been working for three years to develop its plan of action. Its activities have centered primarily on the development and implementation of the town-wide survey. In addition, the commission has considered a number of specific solutions to affordable housing need, including new "floating zone" regulations which would encourage higher density development in exchange for permanent restrictions on resale values.

To develop the specific action plan outlined below, the Commission assembled all other data required for development designation and assembled a roundtable discussion to identify specific needs and decide on steps to satisfy those needs. [The Commission took its recommendations to the Wallingford Town Council for public hearing and comment on _____, and issued its final recommendations on _____.]

B. Prioritized List of Housing Needs and Objectives

1) Rental Housing for Low- and Very-Low Income Individuals and Families

- a) Wallingford Housing Authority (WHA) will continue its efforts to identify and develop sites for individuals and families.
- b) WHA will solicit additional Section 8 certificates to be used with existing private market rentals in Wallingford.
- c) The Partnership will encourage nonprofit corporations to produce needed housing through local subsidies such as the donation of unused town land and/or tax abatements.
- d) The Partnership will encourage local banks and lending institutions to develop a credit program to assist low-income renters in meeting security deposits.

2. Rental Housing of Three- and Four-Bedrooms Which is Affordable to Low- and Moderate-Income Families

- a) The Partnership will work with the Planning and Zoning Commission in efforts to amend zoning regulations to permit the conversion of homes to create additional rental units.
- b) New regulations under consideration by the Wallingford Planning and Zoning Commission will allow the development of two- and three-family homes in residential zones to increase the availability of larger rental units for families.
- c) The Partnership will work with the Planning and Zoning Commission Provide to encourage density bonuses to developers (for profit and nonprofit) for additional affordable units provided that such units are three-bedroom or larger.

3. First Time Home-Ownership Opportunities for Low- and Moderate-Income Households

- a) The Partnership will develop a package of incentives for affordable home ownership development, including the affordable housing overlay zone, reduced municipal fees for affordable housing development.
- b) The Partnership will develop a program within town in cooperation with local banks looking to fulfill their obligations under the Community Reinvestment Act. Such programs include working with existing renters to explain basic requirements for mortgage qualification and establishing savings programs for potential home buyers. These efforts will lead to increased applications for mortgages from CHFA to be underwritten by local banks.

4. Affordable Rentals and Smaller Homes for the Elderly.

- a) The Wallingford Planning Department will continue to encourage the use of the Town's Accessory Apartment regulations. Since its adoption, these regulations have produced an average of ten units per year, mostly to accommodate the needs of elderly relatives. It is expected that this trend will continue for the foreseeable future.
- b) The Partnership will encourage private development of congregate care and/or affordable "continuing care" facilities.

C. Housing Goals and Timetable

	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
1. Rentals for Lower Income Families and Individuals						
a) WHA Rehab & Devt	32	0	5	0	0	37
b) Section 8	5	5	6	6	6	28
c) Nonprofit Devt	5	5	5	5	5	25
d) Security Deposits	NA	NA	NA	NA	NA	
2. Three & Four Bedroom Rentals for Low and Moderate Income Families						
a) Conversions	0	5	5	5	5	20
b) Multi-Family Regs	0	5	5	5	5	20
c) Density Bonuses	0	0	5	5	5	15
3. First Time Home Ownership for Low and Moderate Income Households						
a) Developer Incentives	0	5	5	10	10	30
b) Bank Programs/CHFA	5	10	10	10	10	45
4. Affordable Homes for the Elderly						
a) Accessory Apartments	8	8	8	8	8	40
b) Congregate Care	0	10	10	10	10	40
TOTAL FIVE YEAR PRODUCTION GOALS:	55	53	64	64	64	301

VI. WRITTEN IMPLEMENTATION PROCEDURES

A. Strategies for Long Term Affordability

In carrying out the objectives listed in Section V., the Partnership sees itself playing the role of facilitator. As such, other groups and institutions will have primary responsibility for the development of specific housing goals. These groups will be required by the Partnership to maintain a long term affordability element to each of their activities.

For some groups, such as the Wallingford Housing Authority, maintaining such restrictions is inherent to their mission and purpose. For other initiatives, such as working with local banks and lending institutions to help qualify current renters for home ownership, such issues may not be relevant in the context of the activity. Finally, in working with the town and the Wallingford Planning and Zoning Commission and as mentioned in Section II, any donations or development incentive will include a requirement for deed restrictions to be attached to all affordable units developed.

B. Relationship to Regional Affordable Housing Goals

As already discussed, Wallingford currently provides a significant amount of subsidized housing as compared to its suburban neighbors in the region. However, in relation to its urban neighbors, much more can be done.

The priorities and objectives outlined in Section V. seek to increase Wallingford's participation in the goal of meeting the regional affordable housing need. The objectives cited do not all involve the creation or rehabilitation of housing units per se. Many of these activities involve bringing together resources to encourage better housing opportunities in town. Taken together, the Partnership feels it is contributing significantly to the regional need.

ATTACHMENT A

Wallingford Land Inventory Acres

Public Buildings	39.63
Water & Sewer	38.07
Electric Division	31.13
Other Property	98.62
Parks	305.07
Open Space	2,138.99
Schools	<u>250.16</u>
Total Town Owned Acres	2,901.67

* Denotes parcel also listed elsewhere in listing.

Total acreage of parcel may be obtained by adding individually listed acreage of all uses with same map-block-loc.

Compiled by: Wallingford Planning Department
Wallingford Engineering Department

Public Buildings

<u>Use</u>	<u>Location</u>	<u>Area</u>	<u>Blk. Area</u>	<u>Map-Block-Lot</u>
Town Hall	46 South Main	1.72	35,000	36-1-90*
Police Station	135 North Main	.8	12,400	44-1-95
Public Works	Town Farm Road	7.5	46,167	78-1-32
R.R. Station	Quinnipiac St. See RR Green		3,660	56-4-51A*
Library	North Main St.	2.1	35,000	44-3-83 & 44-1-88
Dog Shelter	Oliver Creek Rd.	.07	1,500	75-1-4 *
Senior Center, ecc	282 Washington St.	2.34	18,480	57-1-14
Simpson School	Center St.	5	30,000	33-3-90 & 34-1-43
Water & Sewer Office	377 S. Cherry	1.75	8,340	65-3-4 *
Electric Div. Office	100 John Street	1.7	14,420	65-3-4 *
Central Fire Hdqts	Masonic Avenue	2.6	6,198	67-2-4A
Cock Hill Volunteer	37 Hall Road	1.52	3,674	95-2-3 *
Kondracki La. Vol.	95 Kondracki	1.3	3,880	54-3-40*
North Farms Volunteer	636 Barnes Road	.49	3,216	20-1-14
Yalesville Volunteer	Hope Hill Road	.92	5,000	69-2-1X
N. Main St. F.D.	95 N. Main Street	.25	4,080	44-1-96
Vacant Yalesville F.D.	Chapel Street	.24	2,400	60-1-27
Yalesville School	Church Street	7.23	27,350	60-1-58
Electric Div. Storage	31-35 John Street	1.37	8,820	65-3-6
Vacant House	68 South Main	.70	1,992	44-1-39
		39.63		

MEMBER
 YALE
 BAYSON

Water and Sewer Division Utility Properties

<u>Location</u>	<u>Use</u>	<u>Acres</u>	<u>Map-Block-Lot</u>
Tuttle Avenue	Sewer Pump Station	1.88	104-1-15
Burke Heights	Water Distribution	.13	17-1-7
N. Main Street Ext.	Water Distribution	.55	38-1-18
N. Turnpike Road	Water Pump Station	.44	63-4-1
N. Tpk & Ridgeland	Well Pump Station	1.9	69-3-14
Barker Farms Road	Water Pump Station	1.04	78-3-10
Barker Farms & Gaylord	Water Pump Station	.24	87-3-31
Tower Drive	Water Tank	.7	21-1-10
Carpenter Lane	Water Tank	1.0	209-1-1X
Durham Road	Sewer Pump Station	.05	1-1-1A
Nicholas Road	Sewer Pump Station	.14	91-1-43
Hayledge	Proposed Water Tank	1.97	90-1-64X
Cheshire Road	Water Tank Easement		77-1-1B
Griab Road	Sewer Pump Station	.60	13-1-7
Oak Street	Well Pump Station (See Prageman Park)		61-2-18A*
Northford	Water Treatment	.6	211-1-29
Whirlwind Hill	Prop. Water Treat (See Whirlwind Hill Open Space)		201-1-3*
John Street	Sewage Treatment Plant	24	75-1-4*
Northford Road	Water Treatment & Metering	.05	211-1-33
Hillhouse Avenue	Water Tank	1.0	?
Ashley Lane	Sewer Pump Station	.94	107-2-32
Cook Hill Road	Water Distribution	.06	66-2-17B
Farm Hill Road	Waste Water	.06	26-1-7
East St, rear	Low Level Pump Station	See Pierce Plant	65-1-5
East Center Street	Raw Water Transfer	See Open Space	207-1-5*
Sharon Drive	Sewer Pump	.32	99-1-7
Sunrise Circle	Water Pump Station	See Open Space	26-1-30*
S. Branford Road	Raw Water Transfer	See Open Space	103-1-10*
Wildlife Drive	Sewer Pump	.4	200-1-7

Electric Division Utility Properties

<u>Location</u>	<u>Use</u>	<u>Acres</u>	<u>Map-Block-loc</u>
Cook Hill Road	Substation	.61	103-3-1
Center Street	Substation	1.54	10-1-95, 96, 97, 98
Washington Street	Substation	.75	57-1-19
Thorpe Avenue	Substation	1.5	208-1-12A
Church Street	Substation	1.24	48-1-3
N. Turnpike	Substation	11.17	68-4-3
Old North Colony	(Proposed)	3.02	48-1-14
East Street	Substation	See Pierce Plant	68-1-5 *
Pond Hill	Substation	See Stevens School	54-1-40*
Dudley Avenue	Substation	.01	Dudley Ave R.O.W.
George Washington Tr.	Substation	.14	202-1-7
Prince Street	Substation	See Town Hall	58-1-90*
East Street	Pierce Generating Plant	11.0	68-1-5 *
North Cherry St.	Vacant	<u>.15</u>	57-1-17
		31.13	

Other Property

<u>Location</u>	<u>Use</u>	<u>Acreage</u>	<u>Map-Block-Lot</u>
Fairfield Blvd	Detention Basin	1.55	20-2-13C
Catlin Road	Detention Basin	.91	27-1-27D
Partridge Run	Detention Basin	.75	39-1-18D
15 Meadow Street	Parking	.345	56-3-88
Meadow Street	Parking	.19	56-3-122
23 North Orchard	Parking	.17	56-3-13
William Street	Parking	.16	56-3-71
Hall Avenue	Parking	.45	56-4-31
Quinnipiack	Parking	.56	56-4-48
Oliver Creek Road	Landfill	79.2	75-1-4 *
John Street	Recycling Center	4.1	75-1-4 *
McKenzie Avenue	Vacant	.12	65-1-40
Barnes Road	Vacant	2.0	208-2-26A
Mansion Road	Vacant	2.01	85-2-13
Grieh Trail	Vacant	.1	7-1-13B
Hosford Street	Vacant	.17	57-4-2
New Rock Hill	Vacant	.12	11-1-18
Oak Street	Vacant	.68	57-1-6
Oak Street	Vacant	.17	61-2-10
Oak Street	Vacant	.56	49-3-7
Old Colony Road	Vacant	.41	49-2-31
Yale Avenue	Vacant	.425	39-1-27A
Salter Hill Road	Vacant	.85	27-2-6B
Whirlwind Hill	Vacant	.11	211-1-40
S. Main Street	Parade Grounds	.38	44-3-7
Simpson Court	Parking	.45	44-3-7
Hall & Masonic	Vacant	1.04	67-3-7
Old Hosford St.	Vacant	.58	57-3 or 4-?
Holton Trail	Vacant	.15	1-1-6
Algonquin Drive	Drainage Sump	.15	86-2-30C

- A 5 -

98.62

Wallingford Parks

<u>Park</u>	<u>Location</u>	<u>Acreage</u>	<u>Map-Block-Lot</u>
Pragemann	Cak Street	26.2	61-2-13A & 20*
Budelski	Main & Chapel	.15	60-2-12A
Lufberry	Cheshire Road	45.1	76-2-26
Wallace	Quinnipiac & Ward	1.5	66-3-89
West Side	South	5.95	68-1-75 & 76
Kendrick	Grandview	9.2	64-3-19
Doclittle	South Elm	15.36	44-1-61, 73C, 76
Marcus Cook	Old Rock Hill	34.6	17-1-1
Harrison	Cedar	15.44	46-3-10
Dutton	North Main	.2	45-4-126
Community Lake Park	Hall	9.28	67-3-10A*
Community Pool	North Main	7.0	38-2-46
Bennett Field	Northfield & Birch	3.55	53-3-4
Harriet Wallace	Maplewood & N. Elm	.6	35-2-90
Grand Street	Washington	.64	68-3-36A
Railroad Green	Route 5	.67	56-4-31A*
Vietnam Mem. Field	East Center	20.7	216-1-50*
Coyle & Carini Fields	Woodhouse	14.0	215-1-12*
William D. Bertini	W. Dayton Hill	76.5	219-2-19
Lakeside Park	Cak	10.0	57-1-6A
Lyman Hall Monument	South Elm Street	.03	55-2-25
Pat Wall Field	South Elm Street	<u>8.4</u>	54-30-40*
		305.07	

Open Space Areas

<u>Location</u>	<u>Acres</u>	<u>Map-Block-Lot</u>
Sunrise Circle	3.9	26-2-30*
Grieb Road	6.3	27-2-17
Kondracki Lane	1.76	32-1-39
Reskin & Field Drive	3.35	64-2-4
Marlot & Cardinal	2.1	54-1-9
Lynn & Mohican	3.76	78-1-100
Ridgeknoll & Gaye	2.5	89-1-11
Schoolhouse & Algonquin	2.0	96-1-40
Jenna	4.73	69-1-23
Donat-Ridgewood-		
Crestview	14.0	89-2-97, 89-2-62B, 89-2-91
Main	20.64	69-2-15
Emerson Leonard Wildlife Area, S. Turnpike	20.0	58-3-7*
Community Lake Land, Community Lake (77.68)	76.72	58-3-7* and 67-3-10A
West Dayton Hill Road Pond	(4.5) (Water)	219-2-20
West Dayton Hill	1.5	219-2-? (South of pond)
Whirlwind Hill, Scard, N. Branford		
54		201-1-3
119		202-1-12* & 10
57.3		202-1-14
<u>34.87</u>		202-1-7
	265.17	
Ulbrich Reservoir	(159.0)	
Faug Pond	(145.0) (Portion in Durham)	
East Center, Tyler Mill, Woodhouse		
?		207-1-5 *
?		207-1-7 (Next to 207-1-6A)
34.0		211-1-9
37.7		212-1-2
?		212-1-39
<u>1.6</u>		211-1-41

3.05
38.9
96.66
28.50
704.39
4.74

216-1-46
216-1-46
216-1-50*
216-1-40
215-1-12*
211-1-31

969.74
McKenzie Reservoir (46)

Durham 478.0
North Branford 77.6
Guilford 183.0
Lane's Pond (16)

Land Total 2,138.99
Water Total (448.18)

Schools

<u>School</u>	<u>Location</u>	<u>Acres</u>	<u>Map-Block-Lot</u>
Mark T. Sheehan	Hope Hill Road	44.3	69-1-69*
Lyman Hall High	Pond Hill Road	51.6	54-3-40*
Dag Hammarskjöld	Pond Hill Road	30.7	54-3-40*
Moran Middle School	Hope Hill	40.3	69-2-1
Moses V. Beach	North Main Street	6.0	45-1-23
Cook Hill	Hill Road	11.36	95-3-3 *
Highland	Highland	21.0	69-1-69*
Parker Farms	Parker Farms Road	20.3	68-1-42
Pond Hill	Pond Hill Road	9.4	40-1-1
Rock Hill	Rock Hill Road	15.0	17-2-14
Stevens	Kondracki Lane	See Dag	54-3-40*
		250.16	

ATTACHMENT B

Detailed Results of Affordable Housing Survey

A. Demographics of the Survey's Respondents

1) General

A total of 2699 households responded to the survey. Of that number, 940 identified themselves as having a household member working for the Town of Wallingford, 1,729 identified themselves as households without town workers, and the remaining 30 households apparently did not identify themselves completely.

2) Age

Over half (57.2%) of the respondents are between age 30 and 55. About one-third of the respondents (33.7%) are age 56 and older. The remaining 9.1% are under age 30

Compared to 1990 census data, the respondents are more highly represented among "adult" age categories. This is understandable because most children would not have responded to the survey.

3) Marital Status

Over three-quarters (76.2%) of the sample are married. This is somewhat higher than than the actual 61% married rate in town.

4) Income Levels

Regarding income levels, the sample can be divided into three groups:

"higher income" -	households making \$40,000 or more;
"moderate income" -	households making between \$20,000 and \$40,000; and
"low income" -	households making under \$20,000 per year.

Within those somewhat arbitrary categories which will be used throughout this analysis, most (54.2%) fall in the "higher income" category; 31.2% are "moderate income; and 14.6% are "lower income." The average annual household income of the respondents was roughly \$50,543.

5) Tenure

The sample was predominantly completed by home owners in town. Renters made up only 14.8% of the sample, which is roughly half of the actual percentage of renters in town (28%).

6) Length of Stay in Town

The survey was completed predominantly by long time households of Wallingford. A surprisingly high 66.5% of the respondents said they have lived in Wallingford for over 10 years, and 13% said they lived here between 5 and 10 years.

In terms of tenure in their present residence, almost half (47.4%) have lived in the same home for 10 or more years.

7) Type of Housing Structure

Most of the respondents (55.7%) live in single family homes on less than one acre. The next closest category had 18.8% on one family homes on one or more acres, followed by 10.3% in condominiums. Only 6.1 % of the respondents live in multifamily structures (3+ units), and 5.3% live in two family homes.

Actual data for Wallingford has a much higher percentage of households in multi family dwellings, with 10% in two family structures and 21% in buildings with three of more units.

8) Size of Household

Two-person households are more highly represented in the sample than any other household size at (36.1%). Three- and four-person households have similar percentages totalling 39.3% of the sample. Single households are 15.7%, and 8.9% have five or more persons in the household. This mirrors 1990 census data almost exactly.

9) Monthly Cost of Housing

Almost half of the respondents (46.1%) spend \$900 or more on housing costs per month. One-third (33.5%) spend between \$500 and \$900 per month. The remaining fifth (20.5%) spend under \$500 per month.

10) Housing Affordability

According to most standards, a household should not spend more than 30% of its gross monthly income on housing costs. With this in mind, a large number of the respondents are "overspending" on their housing. A total of 43.4% of the respondents spend over 30% of their incomes on housing, with 12.1% spending over 50%.

11) "Special Needs" Households

Over one-third of the respondents said they had someone living with them who was either disabled or over age 55. Of that total, 77.1% had "elderly" members of the household, and 6.9% had disabled members and 15.9% had members who are both aged and disabled.

12) Future Housing Plans

Over two-thirds (68.6%) of the respondents said they plan to stay in their current homes over the next five years; 10.9% said they plan to leave town; 11.9% plan to "move up" in housing, either through first time buying or selling and buying larger; 3.9% said they will make lateral housing moves or sell and buy smaller homes.

OWNERSHIP

- o An overwhelming majority of respondents (65%) have lived in Wallingford for over 10 years. That figure held true for owners as well as renters.
- o The sample had a relatively small number of renters responding (15%).

1. Ownership & Tenure

- o Home owners have lived in Wallingford longer than renters, though the sample shows long tenure among renters as well. 86% of home owners and 71% of renters have lived here longer than five years.
- o These numbers are similar for town workers, but households without town workers dropped slightly in length of tenure.

2. Ownership & Type of Home

- o 63% of the home owners responding live in single family homes on less than one acre. 22% live in single family homes on more than one acre. 11% live in condominiums.
- o Among renters, 38% of the survey live in multi-family buildings of three or more units. 22% live in two-family homes, and 13% rent one family homes on less than an acre.

3. Ownership & Cost of Housing

- o Almost half (48%) of the total sample spend more than \$900 on housing costs per month. 53% of the owners spend over \$900, and 17% of the renters spend over \$900.
- o Among town workers, 50% spend \$900 or more on housing; 46% of non-town employee households spend \$900 or more.

4. Ownership & Affordability

- o A full 43% of the sample spends over 30% of their monthly household income on housing. That figure breaks down to 42% of home owners and 48% of renters overspending on housing.
- o Similarly, 44% of all town employee households overspend on housing, including 44% of owners and 46% of renters. Among non-employee households, 41% of owners and 49% of renters overspend on housing.
- o 11% of homeowners and 16% of renters spend over 50% of their monthly incomes on housing.

INCOME LEVELS

- o The largest number of respondents (26%) had household incomes between \$50,000 and \$74,999. 17% made between \$30,000 and \$39,999. Overall, 57% of the respondents had incomes in 1989 of \$40,000 or more.

1. Income and Tenure

- o The percentage of responding households with incomes of over \$40,000 dropped steadily the longer they lived in Wallingford. Of those having lived here 1 - 3 years, the percentage of these "higher income" households was 74%; 3 - 5 years, 69%; 5 - 10 years, 67%; and over 10 years, 51%.
- o This trend holds true among non-employee households, but among employee households, tenure has less impact on income levels: the same percentage of higher income households exists among those here between 1 and 3 years as those here between 5 and 10 years; of those here between 3 and 5 years, 73% are of higher incomes.
- o On the other hand, the number of households of "lower-income" (under \$20,000 per year) increased with their number of years in Wallingford. Of those having lived here 1 - 3 years, only 3% are lower-income; 3 - 5 years, 4%; 5 - 10 years, 7%; and over 10 years, 8%.
- o These numbers hold true for employee and non-employee households alike, though there are fewer lower-income employee households generally.

2. Income and Type of Housing

- o Not surprisingly, the percentage of higher income households drops with the expense of the housing type. 77% of those in one family homes on over one acre were making over \$40,000; 60% in one families on one acre or less were making that amount; 50% of those in condominiums; 28% of those in two-family homes; and 25% of those in multi-families.

3. Income and Percentage of Income Spent on Housing

- o Just under one-half of Wallingford residents, as indicated by the sample, live in housing that is not affordable. 43% of the sample spends over 30% of their monthly gross incomes on housing.
- o Among employee households, 44% overspend; among non-employee households, 42% overspend on housing.

- o Of those that overspend, 47% are of "higher income" (\$40,000+). Over one-third (36%) of those higher income households spend over 30% of their monthly gross income on housing. 7% of higher income households spend over 50% of their incomes on housing.
- o Among town employees, 53% of those who overspend are of higher income; 41% are of moderate income and only 6% are from lower income households. 55% of the moderate income employee households and 53% of lower income households overspend on housing.
- o Among non-employee households, fewer higher income households overspend on housing. Only 44% of those of of higher income; 33% are moderate income and 23% are lower income.

- o Of the remaining 53% of households which overspend on housing, 36% are "moderate income" households (between \$20,000 and \$40,000 per year), and 17% are "lower income" (under \$20,000 per year).
- o Among moderate income households, 50% spend over 30% of their gross monthly incomes on housing. 17% of these households spend over 50% of their monthly incomes on housing.
- o Among lower income households (those making under \$20,000 per year), almost two-thirds (62%) overspend on housing, 26% more than is true among higher income households. Exactly one quarter of lower income households spend over 50% of their incomes on housing.
- o The number of lower income households living in affordable housing (38%) approximates the number of higher income households overspending on housing (36%).

AGE

1. Age and Tenure

- o 88% of the respondents age 56 and older have lived in Wallingford over 10 years. 75% of those between 41 and 55 years old have lived here more than ten years.
- o Of those living here three years or less, 46% are between 30 and 40 years old; 30% are age 24-29.

2. Age and Affordability

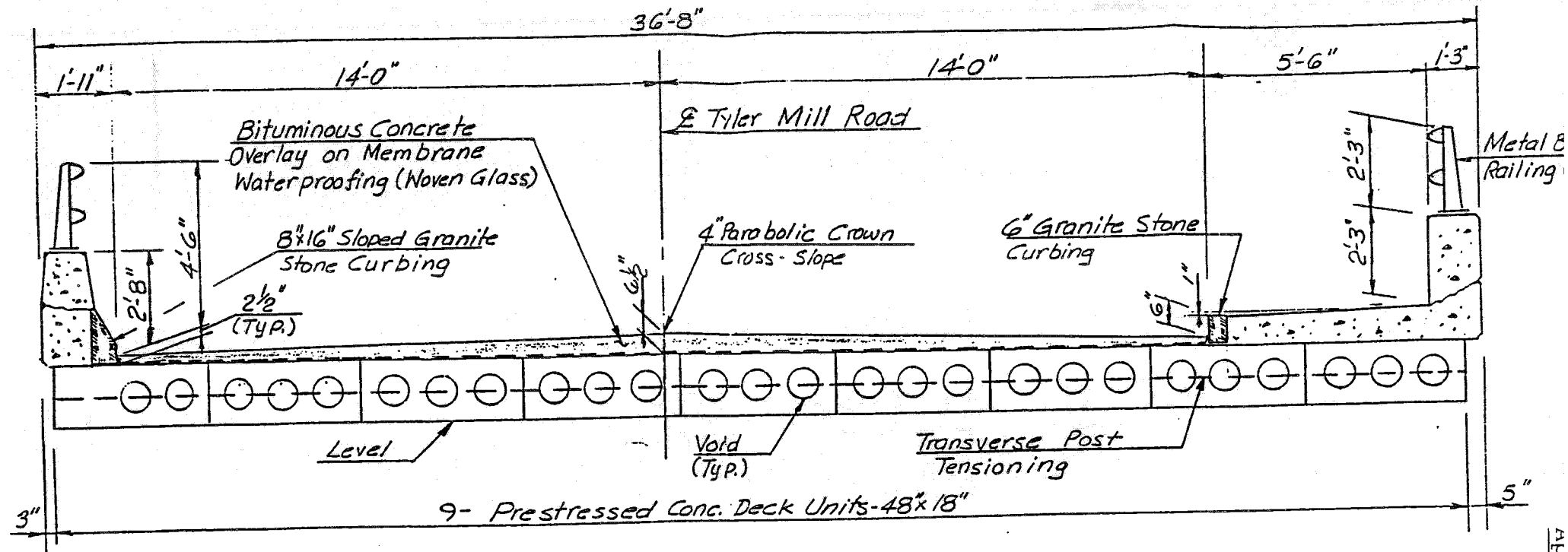
- o 58% of those age 30 and older said their household was living in affordable housing, that is, spending 30% or less of their monthly income on housing costs.
- o Housing in Wallingford is more affordable as age increases. Only 42% of those under age thirty live in affordable housing. 56% of those between 30 and 55 live in affordable housing, and 63% of those over age 55 live in affordable housing.

MARITAL STATUS

1. Marital Status and Tenure
 - o Breakdown of tenure by marital status reveals similar patterns for both. For example, exactly the same percentage of singles and couples (64%) have lived in Wallingford over ten years.
2. Marital Status and Type of Home
 - o 83% of married couples responding live in single family homes, 61% in homes on less than one acre.
 - o More singles live in one-family homes on less than one acre than any other type of housing (37%). 20% live in condominiums, and 16% live in multi-family buildings of three or more units.
3. Marital Status and Cost of Housing
 - o 52% of all singles spend \$650 or more on housing. 26% spend \$900 or more.
4. Marital Status And Affordability
 - o More than half of the singles responding (51%) overspend on housing. Only 41% of couples spend more than 30% of their household incomes on housing.

HOUSEHOLD SIZE

1. Size and Tenure
 - o All of the respondents were from households of four persons or less.
 - o Two-person households make up 39% of the survey, more than any other. Four-person households were next with 24%.
2. Size and Cost of Housing
 - o 21% of the one person households responding spend over \$900 on housing per month. For town employees, that figure rises to 29% while only 19% of non-employees spend that much.
3. Size and Affordability
 - o The smaller the household size, the more likely the respondents are overspending on housing. More than half of those in one-person households (51%) spend more than 30% of their monthly income on housing. 37% of two-person households overspend, 42% of three person households, and 35% of four-person households.
 - o 17% of one-person households spend over half their incomes on housing. 12% of three-person and 9% of two-person households spend over 50% on housing.



TYPICAL BRIDGE SECTION

ALTERNATE NO. 1 - PRESTRESSED CONC. SUPERSTRUCTURE

GM² ASSOCIATES

TYLER MILL ROAD BRIDGE
OVER MUDDY RIVER
WALLINGFORD, CT.
STRUCTURE TYPE STUD

SHT. 1

APPENDIX 11

TOWN OF WALLINGFORD, CONNECTICUT
PERSONNEL DETAIL AND SALARY CALCULATIONS

POSITION/TITLE	NUMBER OF EMPLOYEES	HOURS WORKED	GRADE & STEP	ANNIVER. DATE	APPROVED BUDGET F.Y. 92	REVISED REQUEST F.Y. 93
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DEPARTMENT OF PUBLIC UTILITIES
WATER DIVISION

WATER SUPPLY PROJECT

Asst. Supt. Water Distri. Contract 1-1-93	1		7-1	12-1-92	38,356 Cont	22,866 1,155
Water Treat. & Pump. Supr. Contract 1-1-93	1		5-3	12-1-92	38,356 Cont	22,866 1,155
Chief Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	30,000 Cont Cont	18,472 Cont Cont

TOWN OF WALLINGFORD, CONNECTICUT
PERSONNEL DETAIL AND SALARY CALCULATIONS

POSITION/TITLE	NUMBER OF EMPLOYEES	HOURS WORKED	GRADE & STEP	ANNIVER. DATE	APPROVED BUDGET F.Y. 92	REVISED REQUEST F.Y. 93
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DEPARTMENT OF PUBLIC UTILITIES
WATER DIVISION

WATER SUPPLY PROJECT-CONTINUED

Chief Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	30,000 Cont Cont	18,472 Cont Cont
Level II Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	25,500 Cont Cont	17,474 Cont Cont
Level II Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	25,500 Cont Cont	17,474 Cont Cont
Level II Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	25,500 Cont Cont	17,474 Cont Cont
Level II Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	25,500 Cont Cont	17,474 Cont Cont
Level I Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	4	12-1-92	20,000 Cont Cont	17,365 Cont Cont
Level I Wtr. Treat. & P/Op. Contract 9-1-91 Contract 9-1-92	1	40	1	12-1-92	20,000 Cont Cont	15,006 Cont Cont
Electrical Technician Contract 9-1-91 Contract 9-1-92	1	40	3	12-1-92	28,333 Cont Cont	18,034 Cont Cont
Existing Personnel Contract 9-1-91 Contract 9-1-92 Merit	(5)	(200)			(147,082) Cont Cont (1,156)	(147,082) Cont Cont (1,156)
Overtime						
Total	6				10,000 168,807	10,000 67,049

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1018

Appendix III

TOWN OF WALLINGFORD, CONNECTICUT
PERSONNEL DETAIL AND SALARY CALCULATIONS

POSITION/TITLE	NUMBER OF EMPLOYEES	HOURS WORKED	GRADE & STEP	ANNIVER. DATE	APPROVED BUDGET F.Y. 92	REVISED REQUEST F.Y. 93
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DEPARTMENT OF PUBLIC UTILITIES
WATER DIVISION

ENGINEERING & PLANNING

Wtr. & Wastewtr. Eng/Plan Contract 1-1-93	.5		6-3	12-1-92	Ø	12,010
					Ø	609

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TOWN OF WALLINGFORD, CONNECTICUT
 PERSONNEL DETAIL AND SALARY CALCULATIONS

POSITION/TITLE	NUMBER OF EMPLOYEES	HOURS WORKED	GRADE & STEP	ANNIVER. DATE	APPROVED BUDGET F.Y. 92	REVISED REQUEST F.Y. 93
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DEPARTMENT OF PUBLIC UTILITIES
 SEWER DIVISION

ENGINEERING & PLANNING

tr. & Wastewtr. Eng/Plan Contract 1-1-93	.5		6-3	12-1-92	Ø	12,010
					Ø	609

ITEM NO. 2-5
 PUC AGENDA 10/6/92