

2025 Senate Bond Request Form

1. Name and address of the project:

Newhall Foundations Construction and Repair: Phase I

2. Legislators supporting:

President Pro Tempore Looney

Deputy President Pro Tempore Cabrera

Deputy Speaker Elliott

Representative Laurie Sweet

Representative Mary Welander

Representative Steve Winter

3. Date submitted: April 5, 2025

4. Amount of state bond request: \$8,000,000

5. Total cost of project: \$11,500,000

6. Sources of other funding for this project and amounts: (i.e. federal, local, private):

- \$1,800,000 (ARPA)
- \$1,700,000 (local dollars).

7. Description of project:

Over 100 years ago, the Newhall neighborhood was largely composed of swamps and wetlands. During the late 19th and early 20th centuries, health officials raised concerns over mosquito-borne illnesses such as malaria, leading to the decision to fill in these wetlands. Winchester Repeating Firearms, expanding due to the demands of World War I and World War II, utilized the area as a disposal site for coal ash and manufacturing waste. This filling process continued from the early 1900s through the 1950s, ultimately flattening the land and paving the way for residential development.

In the late 1990's reports of contamination were confirmed, In 2003 a Consent Order, outlining the cleanup responsibilities of Olin, the Town of Hamden, the Regional Water Authority, and the State of Connecticut, was issued <chrome-extension://efaidnbmnnnibpcajpcglefindmkaj/https://www.hamdenedc.com/Customer-Content/www/CMS/files/041703hamdenfinaldecisionpdf.pdf>

In 2012, the Department of Energy and Environmental Protection (DEEP) certified Olin's completion of environmental remediation of ash and waste fill across 240 Newhall neighborhood properties. Since 2012, the State of Connecticut has allocated funding through various agencies, including the Department of Economic and Community Development (DECD), to address non-public property structure foundation problems resulting from historic landfilling with contaminated waste fill and undesirable aftereffects of the environmental remediation to properties. However, the scope and funding of these efforts did not include a complete assessment of all potentially affected properties.

Many homes in the Newhall neighborhood continue to experience foundation problems due to two primary factors:

1. **Soil Composition Changes:** The replaced clean soil retains water differently than the previous fill, leading to increased lateral water movement through unsealed or unpatched foundations.

2. **Ongoing Land Settlement:** Homes built on fill and organic material continue to settle, causing structural problems.

Residents in Newhall have experienced intrusive cleanup and years of deteriorating conditions in their homes due to the presence of contaminated fill. With a vote of the Legislative Council to allocate resources from the American Rescue Plan Act (ARPA), the Town has embarked on a complete and systematic assessment of impacted properties to fully understand the scope of the existing problems. The town is committed to doing everything in its power to secure the necessary funding to address the structural issues still plaguing the residents of this community.

8. Status of project: (i.e. current phase, permits received, designed, federal or local approval, ready for construction):

The Town of Hamden engaged Haley & Aldrich, an engineering consultant, to assess targeted properties to determine the full scope of work and budget necessary to address affected properties. Currently 70 assessments are complete and, based on current property owner participation trends, about 100 properties will be assessed. Based on the participation rates and assessment conclusions to date, about 77 properties are forecast to have been adversely impacted and will participate in the repair program. The severity and extent of issues at each property were grouped into a broad scope of construction required to repair each property. Scope of repairs may involve surface water runoff (“minor repairs”) to foundation rehabilitation (“major repairs”). For repair costs which are disproportionate to the value of the property, such as those homes which are severely structurally distressed, the property will be purchased and the structures demolished.

Haley & Aldrich will continue to perform investigations to confirm property eligibility and provide needed design information, engineering evaluations to determine an appropriate repair scope, and develop property-specific repair construction plans and cost estimates. The attached table summarizes the estimated cost for repairs estimated at this time.

9. Contact person and contact information (i.e. Town Manager, phone number):

Mayor Lauren Garrett, lgarrett@hamden.com 203.287.7000

10. Anticipated start date: Summer 2025

11. Anticipated completion date: Fall 2026

12. Temporary jobs created or retained: 25

13. Permanent jobs created or retained: 0

14. Who will benefit from this project and how:

Residents of the Newhall neighborhood, an Environmental Justice Block Group (Census Tract 1655, Block 1), will directly benefit from this funding. Repairing the impacted homes would be a small step toward healing from the devastation caused by the dumping of hazardous waste and the undesirable aftereffects of environmental remediation in a neighborhood also enduring the effects of redlining and discriminatory housing policies resulting in racial segregation, lack of investment in infrastructure, housing and business development, and higher poverty rates.

15. Additional details (if applicable):

Phase I is based on the probable construction costs for approximately 100 homes. The assessment is on-going and it's possible the number of homes in need of repair may be greater than 100. It is important to the community to receive a commitment of funding even though the assessment is not yet complete. After experiencing negative effects of the initial environmental remediation, there is an understandable lack of trust and a growing frustration with how long it is taking for a resolution.

Please attach a detailed budget that accounts for how the funds will be spent.

Please attach site plans, quotes, pictures and any additional support information if applicable.

DRAFT - CONSTRUCTION COST ESTIMATE

Date: 3/20/2025

ASSESSMENTS COMPLETE (TO DATE): 70

| <i>Scope of Construction</i> | <i>Number of Properties</i> | <i>Construction Cost (Each Property)</i> | <i>Subtotal</i> |
|------------------------------|-----------------------------|--|---------------------|
| Purchase & Demolish | 5 | \$ 400,000 | \$ 2,000,000 |
| Major Repairs | 19 | \$ 150,000 | \$ 2,850,000 |
| Minor Repairs | 30 | \$ 50,000 | \$ 1,500,000 |
| Not Eligible for Repairs | 16 | \$ - | \$ - |
| No Assessment Performed | 235 | \$ - | \$ - |
| Totals | 305 | N/A | \$ 6,350,000 |

ASSESSMENTS COMPLETE (FORECAST): 100

| <i>Scope of Construction</i> | <i>Number of Properties</i> | <i>Construction Cost (Each Property)</i> | <i>Subtotal</i> |
|------------------------------|-----------------------------|--|---------------------|
| Purchase & Demolish | 7 | \$ 380,000 | \$ 2,660,000 |
| Major Repairs | 27 | \$ 150,000 | \$ 4,050,000 |
| Minor Repairs | 43 | \$ 50,000 | \$ 2,150,000 |
| Not Eligible for Repairs | 23 | \$ - | \$ - |
| No Assessment Performed | 205 | \$ - | \$ - |
| Totals | 305 | N/A | \$ 8,860,000 |

This is an opinion of probable construction costs for initial planning purposes only. Costs are based on the results of our work to date. Actual construction costs will vary.