



Community Development Block Grant

Consolidated Plan

2015-2019

City of Norwalk

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I. Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (ConPlan) for the City of Norwalk is a five-year strategic plan to address community and economic development as well as housing, public facility, social services and other needs in the community. A concerted effort was made through public meetings, targeted focus groups and consultations to seek citizen input on the needs of the community.

The City receives funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG). This ConPlan seeks to outline how the City will use CDBG funds to address the issues it faces and to achieve the goals of the ConPlan.

The City analyzed its community development needs by reviewing, among other things, job creation, park development, housing rehabilitation and homelessness. In response to the analysis of the community development needs, the City developed goals to meet the needs of the community, within the confines of the federal funding regulations.

The City contracts with the Norwalk Redevelopment Agency (Agency) to administer the Community Development Block Grant program; including the submission of necessary reports to remain in compliance with Federal regulations. Although the City is an entitlement community and does not compete for CDBG funding, several steps must be taken in order to receive the funding.

First, the City must develop and receive HUD approval for its Consolidated Plan for Housing and Community Development (ConPlan), a five-year strategic plan to address community development and housing needs. The Agency, assisted by a consultant, hosted a number of public meetings and sought out citizen input on the needs of the community. As detailed in this document, citizen input, along with statistical information, established the priorities which the City will address with available funds between 2015 and 2019.

Second, the City must complete and receive HUD approval on an annual update of the ConPlan, called the Annual Action Plan (AAP). The AAP specifies which organizations and projects will be used to accomplish the goals identified in the ConPlan.

Third, the City must complete and receive HUD approval on its Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER is a progress report on the steps taken towards achieving the five-year goals of the ConPlan. It is a method by which organizations receiving funding may be held accountable for their work.

Citizen input is requested for each report. Two public meetings are held each year for the purpose of receiving program feedback. Each report is released in a draft format for a 15- or 30-day comment period to allow citizens to comment and ask questions about the reports.

Citizen input is required for amendments to any of the reports. Citizen participation ensures the grant funds are used in a manner by which citizens would like, within the parameters of the federal regulations.

Late in the process of preparing the 2015-2019 ConPlan, and in response to their request, HUD approved the merger of the Greater Norwalk, Stamford/Greenwich and Bridgeport Continuums of Care (CoC) into a regional CoC, Opening Doors of Fairfield County. The expanded regional approach to preventing and ending homelessness is anticipated to improve outcomes.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan establishes four priority needs with associated goals to be met over the five-year period. To meet the high priority need to increase high quality and affordable housing opportunities, the City will sponsor residential rehabilitation on 184 rental units and 54 homeowner-occupied units and code enforcement on 10 housing units.

To meet the high priority need to expand economic opportunities, the City will offer technical assistance to 20 businesses.

To meet the high priority need to modernize public facilities and infrastructure, the City will rehabilitate approximately 20 public facilities, including senior centers, handicapped centers, homeless facilities, youth centers, neighborhood facilities, parks and recreational facilities, fire stations and facilities for AIDS patients, benefitting almost 2,000 people. Additionally, the City expects to undertake street and sidewalk improvements and the cleanup of contaminated sties.

The City will meet the high priority need to increase available social services by supporting basic services, health and mental health services, employment training, housing services and neighborhood cleanups. Over 23,000 people will benefit from these services during the five-year period.

3. Evaluation of past performance

Norwalk was successful in implementing its 2010-2014 ConPlan initiatives. The City's goals were to support efforts to: stabilize or reduce housing costs, create income stability, and ameliorate the impacts of economic depression on families.

To address housing costs, the City expanded access to homeownership, prevented displacement, maintained affordability of existing housing, increased the supply of housing, leveraged private investment in affordable housing, and prevented homelessness. Strategies included housing rehabilitation, energy efficient housing renovations, assistance for first-time home buyers and tenant-based rental assistance.

The City provided economic opportunities by supporting the development and redevelopment for mixed use, including businesses; providing business counseling services; financing business for job creation; providing nonprofits with resources for job training and entrepreneurship initiatives; supporting youth summer employment as job training; remediating brownfield sites; and providing infrastructure improvements.

To ameliorate the impacts of the economic depression on families, the City supported health and mental health service, after school programming, domestic violence prevention, drug prevention education, childcare, and basic social services.

To affirmatively further fair housing, the City completed an update to the Analysis of Impediments (AI). The 2015-2019 AI has specific actions, with a timetable and is available from the Agency.

As a strategic initiative, the Norwalk Redevelopment Agency, along with the Norwalk Housing Authority (NHA), applied for a Choice Neighborhood designation. In June 2014, HUD awarded a \$30 million dollar Choice Neighborhood Implementation grant to the Norwalk Housing Authority and the Norwalk Redevelopment Agency for the redevelopment of Washington Village and to make improvements in the surrounding neighborhood. The Choice Neighborhood Initiative (CNI), will provide 273 units of new housing. Washington Village's 136 public housing units will be replaced as part of the new mixed-income housing development.

4. Summary of citizen participation process and consultation process

During the administration of its Community Development Block Grant (CDBG) program the City of Norwalk follows a Citizen Participation Plan that meets the requirements of Section 104(c)(3) of the Housing and Community Development Act of 1974, as amended. That Plan, with an updated schedule, is available from the Agency.

The 2015-2019 Consolidated Plan (ConPlan) was formulated with input received as part of the citizen participation process and consultations with other entities.

A public hearing was conducted at the beginning of the ConPlan process to discuss community needs, provide CDBG program information, the projected amount of funds to be received under the program, eligible activities and past use of CDBG funds. At the end of the process, a public hearing was conducted to review the completed ConPlan. Translation services and services for the hearing impaired were available upon request and all meeting rooms were fully accessible.

Focus groups for people who might encounter linguistic or accessibility barriers to participation supplemented the initial public hearing. Focus groups were facilitated in both Spanish and Haitian-Creole, and one was held at a local nonprofit serving those with disabilities. The community outreach was supported with notices and advertisements to the general population as well as to Hispanics, Haitians and those with disabilities (for the focus groups). Multiple mediums were used for publicity, including web based announcements, announcements at meetings of groups and at the South Norwalk Community Center, legal ads in the paper and widely distributed posters.

The meetings were advertised on the City's web site. Services for the hearing impaired were available upon request. All meeting rooms were fully accessible.

The public hearings were complimented by extensive consultations to include local and regional institutions, business organizations, and community organizations. In addition, the ConPlan

development process built on ongoing outreach efforts. Priority listing and project planning for community development are considered the results of this community outreach.

The 2015-2019 ConPlan reflects comments and suggestions received as part of the Citizen Participation process. Copies of notices and other citizen participation documentation are incorporated in the appendix.

5. Summary of public comments

Some applicants for sub-recipient grants had comments supporting their applications. Those who submitted comments included: the Domestic Violence Crises Center, the Neighborhood Improvement Coordinator and the South Norwalk Community Center.

6. Summary of comments or views not accepted and the reasons for not accepting them

None

7. Summary

The City of Norwalk has undertaken a rigorous Consolidated Plan process and produced a document that will guide the City over the next five years. The Needs Assessment and Market Analysis review relative need in the areas of affordable housing, homelessness, special needs and community development. These sections also detail community assets and market information for Norwalk. The City reached out to the community with a coordinated effort that focus groups and public hearings. Extensive consultations with local agencies and others complemented this outreach. The Strategic Plan shows how the City will address its priority needs, while insuring HUD regulations are followed. The Annual Action Plan details these efforts for the upcoming program year.

II. The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Norwalk Redevelopment Agency

Table 1 – Responsible Agencies

Narrative

The City of Norwalk has designated the Norwalk Redevelopment Agency (Agency) as the administrator and sole subrecipient of Norwalk’s annual entitlement of Community Development Block Grant (CDBG) funds. The Agency has a mission to improve the physical, economic and social environment of the Norwalk community by serving as the primary governmental organization dedicated to promoting commercial development, to preserving and improving the City’s housing stock and to securing and administering the resources required to carry out these goals. As administrator of the CDBG program, the Agency is responsible for overall program management, coordination, monitoring, reporting and evaluation.

The Agency is responsible for the implementation of the City’s urban renewal/redevelopment and economic development activities; for ensuring all program activities are carried out in a timely manner consistent with grant conditions, State and Federal regulations; for acting as contact point between the CDBG program and other City departments, Federal and State agencies and the general public; for seeking out and applying for other funding sources to help leverage funds; for monitoring all activities for timely implementation; for preparing certificates of consistency for Norwalk social service providers; for compiling and submitting grant reports; for supervising personnel; for initiating and obtaining approvals for program and budget amendments; for processing payment requests; and for ensuring that appropriate program and financial records are maintained. The Agency works with the Mayor and Common Council for appropriate program approval, as stated in the Citizen Participation Plan.

Consolidated Plan Public Contact Information

Norwalk Redevelopment Agency

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Consolidated Planning process considered community planning, housing and fair housing issues. The lead agency, the Norwalk Redevelopment Agency (Agency), retained the services of Dan Cahill and Associates (DCA) a seasoned community development and fair housing consultant group to complete the Consolidated Plan and the update to the Analysis of Impediments to Fair Housing.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Norwalk enhances coordination in planning and implementation at several levels. The City, with the Norwalk Redevelopment Agency (Agency) playing a lead role, works with regional nonprofits such as United Way of Coastal Fairfield County and Fairfield County's Community Foundation to determine needs in areas such as housing, mental health and other services. The Agency is in continual contact with developers, owners and executives of small and large businesses and others discussing economic development opportunities in Norwalk. The City works continuously within the Continuum of Care to address homelessness on a regional basis. For instance, in PY 39 the City funded the Norwalk Hospital Foundation for a Services Navigator to coordinate activities of homeless service providers.

For citywide programs and multiple target areas, the City works extensively with housing providers such as the Housing Development Fund (HDF) and the Norwalk Housing Authority (NHA). The City works with HDF and NHA to define need. The City has funded both of these entities for projects including accessibility improvements and housing counseling. As part of an annual process for community development, the Agency assesses need in the community. Housing and social service agencies detail need for their clients; the Agency and the City review that need and fund projects to meet it.

The City/Agency also coordinates work for redevelopment at a neighborhood scale. The Washington Village/South Norwalk Transformation Plan is funded in large part by a U.S. Department of Housing and Urban Development (HUD) Choice Neighborhood Implementation grant. The Plan and its implementation is a joint project with the NHA and the Agency. As part of that initiative, a 273 unit mixed-income housing development will replace 136 public housing units at Washington Village. The plan also addresses safety, open space, parks and recreation improvements and storm resiliency. The self-sufficiency part of the plan addresses needs and formulates goals in several areas including educational improvements for early education, K-12 education and college and career readiness. The planning and implementation of the education improvements will involve the community college and the local school board.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Norwalk has committed significant resources to the planning and implementation of efforts to prevent and end homelessness. In 2010, the Mayor of Norwalk and United Way of Coastal Fairfield County convened a broad coalition of public and private, nonprofit and for-profit, organizations to develop the “Greater Norwalk Ten Year Plan to Prevent and End Homelessness.” As a result of this planning, Norwalk has been leading the drive for increasingly regional approaches to meet the needs of homeless persons. The Norwalk/Fairfield County Continuum of Care (CoC), known as Greater Norwalk Opening Doors, serves the communities of Norwalk, Weston, Wilton, Westport, Darien, Brookfield, Redding, Ridgefield, Sherman, Newtown, and New Canaan.

Early in 2014, the Norwalk/Fairfield County CoC and its neighboring CoCs, Stamford/Greenwich and Bridgeport, submitted an application to the U.S. Department of Housing and Urban Development (HUD) to merge, forming the Fairfield County CoC, also known as Opening Doors Fairfield County. The new service area proposes to include Bridgeport, Brookfield, Darien, Easton, Fairfield, Greenwich, Monroe, Newtown, New Canaan, New Fairfield, Norwalk, Redding, Ridgefield, Shelton, Sherman, Stamford, Stratford, Trumbull, Weston, Westport and Wilton. The Director of the City of Norwalk Human Relations and Fair Rent Department has been a leader in orchestrating this merger and serves at the Interim Co-Chair of the Interim Coordinating Council of Opening Doors of Fairfield County. In consultation Norwalk’s public service providers expressed pride and optimism in this regional endeavor and their belief that the Human Relations and Fair Rent Department is a valuable partner. Stakeholders expressed an interest in the Agency increasing its direct involvement with the CoC.

The State of Connecticut has mandated policies for the discharge of youth aging out of foster care, patients exiting health and mental care facilities and offenders exiting the corrections system. The CoC works with the appropriate state departments – the Department of Children & Families, the Department of Public Health, the Department of Mental Health and Addiction and the Department of Corrections – to enforce these policies. The Food/Fuel/Shelter and Housing Committees of the CoC are responsible for distributing these policies to CoC members. Consultation with area stakeholders revealed that while the new Service Navigator position at Norwalk Hospital is a step in the right direction toward coordinating effective and safe discharge of homeless people from physical and mental health institutions there are still institutions that are not effectively utilizing emergency housing providers as partners in the discharge planning process. It also became apparent that while State policies exist, service providers do not appear to be aware of them. Importantly, the infrastructure to provide the level of care required for homeless persons discharged from a medical facility but still in need of a low level of care does not currently exist in Norwalk. Developing the appropriate facilities is goal number seven of the “Greater Norwalk Ten Year Plan to Prevent and End Homelessness.”

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Norwalk/Fairfield County Continuum of Care (CoC) works with the Connecticut Department of Housing (DOH) to ensure alignment between the CoC's strategic goals and the uses of Emergency Shelter Grants (ESG). Homeless housing assistance and service providers within the Norwalk/Fairfield County CoC are eligible to submit competitive grant applications to the State for ESG. None of the jurisdictions in the Norwalk/Fairfield County CoC are ESG entitlement communities. Stakeholders feel that the Norwalk/Fairfield County CoC is not directly consulted by the State on how ESG should be allocated or distributed. The CoC is working to increase coordination with the DOH by acting as a quality control agent when an agency within the Norwalk/Fairfield County CoC receives ESG from the State. In this role the CoC collects project performance reports and ensures the project maintains compliance with ESG requirements. Furthermore, the DOH has attended Norwalk/Fairfield County CoC meetings.

The Norwalk/Fairfield County CoC has designated the Connecticut Coalition to End Homeless (CCEH) as the lead homeless management information systems (HMIS) organization. The CoC has a HMIS policy and Procedures Manual which requires the lead organization to input data accurately and in a timely manner.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Norwalk Human Relations Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This commission work on affirmative action items for the City. Staff members are active in housing issues, especially homeless issues. The Agency and DCA consulted extensively with the Commission staff members.
2	Agency/Group/Organization	Norwalk Fair Rent Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This commission work on affirmative action items for the City. It mediates rent and repair issues between landlords and tenants. Staff members are active in housing issues, especially homeless issues. The Agency and DCA consulted extensively with the Commission staff members.
3	Agency/Group/Organization	Norwalk Fair Housing Advisory Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This City institution works with individuals and other agencies to advocate for individual clients and educate the public about fair housing. DCA consulted extensively with the Commission and staff and informed the public about the work the Commission and the Fair Housing Office can accomplish.
4	Agency/Group/Organization	City of Norwalk - Planning & Zoning Department
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Zoning Department for the City is responsible for land use regulation and comprehensive planning, essential elements for development and redevelopment and therefore key to housing and community development.
5	Agency/Group/Organization	South Norwalk Community Center
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Center is in the heart of the Choice Neighborhood Initiative, both geographically and programmatically. Center staff described needs in the community, based on their continuous interaction and service to residents. DCA consulted with Center staff and the Center hosted focus groups described below.
6	Agency/Group/Organization	United Way of Coastal Fairfield County
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way: creates, funds and takes to scale initiative that improve the quality of life for children in need and their families; provides a wide range of support, including the development of data resources, to strengthen the capacity of its nonprofit partners; works with policy makers and advocates on important issues around education, income and health. The Agency and DCA consulted with David Kennedy, the Chief Operating Officer, regarding the United Way's data and the ALICE project.
7	Agency/Group/Organization	STAR, Inc.
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	STAR, Inc., Lighting the Way, is a local nonprofit organization established in 1952 to serve individuals of all ages who have intellectual and developmental disabilities, as well as providing support services to their families. The Agency and DCA implemented a two step process with STAR. First they consulted with key staff members; second, STAR also hosted a focus group that included 25 people with disabilities and agency staff members.
8	Agency/Group/Organization	KEYSTONE HOUSE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Keystone House, Inc. is a nonprofit organization that "provides residential and psychosocial services for adults with psychiatric disabilities in the greater Norwalk area." Clients and staff from Keystone House participated in the focus group for persons with disabilities held at STAR.
9	Agency/Group/Organization	DOMESTIC VIOLENCE CRISIS CENTER
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Domestic Violence Crisis Center (DVCC) is a nonprofit organization committed to "promoting the fundamental right of all individuals to be safe in their personal relationships." DCA consulted with the Executive Director and Housing Advocate regarding changes in the community over the last five years and the needs of the community.
10	Agency/Group/Organization	MID-FAIRFIELD AIDS PROJECT
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mid-Fairfield AIDS Project (MFAP) was "founded in 1987 by individuals from a variety of local organizations in cooperation with the Norwalk Health Department and Norwalk Hospital as an initial response to HIV/AIDS. MFAP's mission is to act as a direct and indirect service provider and advocate for all those affected by HIV/AIDS and to enhance their quality of life by developing and fostering the necessary resources to attain this goal." DCA consulted with the Executive Director and Housing Advocate regarding changes in the community over the last five years and the need for affordable housing.
11	Agency/Group/Organization	Open Door Shelter
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Open Door Shelter is a non-profit homeless housing and services organization that provides nightly shelter, food assistance, job training and supportive housing. Open Door Shelter's mission is to "effectively address the causes and complexities of the homeless and working poor by providing shelter, food, clothing, case management and treatment services, transitional planning for short and long term goals, subsidized housing, education, employment and a path toward independence and success." DCA consulted with the interim Executive Director regarding change over time, the need for affordable housing and data required for the Consolidated Plan.
12	Agency/Group/Organization	Connecticut Coalition to End Homelessness
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Connecticut Coalition to End Homelessness (CCEH) is a nonprofit organization working statewide to end homelessness. CCEH is the HMIS lead for the Norwalk/Fairfield County Continuum of Care. DCA consulted with CCEH staff regarding participation in HMIS and extensive data required for the Consolidated Plan.
13	Agency/Group/Organization	Connecticut Commission on Human Rights and Opportunities
	Agency/Group/Organization Type	Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The State of Connecticut Commission on Human Rights and Opportunities (CHRO), Housing Discrimination Unit works with individuals and other agencies to advocate for individual clients and educate the public about fair housing. CHRO's mission is to "eliminate discrimination through civil and human rights law enforcement and to establish equal opportunity and justice for all persons within the state through advocacy and education." DCA consulted with staff CHRO attorneys on fair housing data.
14	Agency/Group/Organization	Interim Coordinating Council of Opening Doors Fairfield County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Interim Coordinating Council of Opening Doors Fairfield County is the leadership of a pending merger of the Norwalk/Fairfield County Continuum of Care (CoC), the Stamford/Greenwich CoC and the Greater Bridgeport CoC. DCA consulted with a Co-Chair of the Coordinating Council regarding the significant changes that have occurred to the structure and organization of the Norwalk/Fairfield County CoC in the last five years.
15	Agency/Group/Organization	City of Norwalk - Building & Code Enforcement Department
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DCA consulted with the Building and Code Department on code requirements as they affect people with disabilities.
16	Agency/Group/Organization	VA Medical Center
	Agency/Group/Organization Type	Services-homeless Health Agency Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The HUD supported Veterans Administration Supportive Housing provides permanent housing and ongoing case management treatment services for homeless veterans who would not be able to live independently without case management. This program allows veterans to live in veteran selected apartment units with a Housing Choice Section 8 voucher. Presently, there are 14 HUD VASH units in Norwalk, administered through the VA Medical Center in West Haven with monthly client visits.
17	Agency/Group/Organization	The Workplace
	Agency/Group/Organization Type	Services-Employment

	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The nonprofit Workplace provides workforce training and development to Norwalk through the American Jobs Center in Stamford and other facilities including a mobile "one stop on wheels." Services include guidance in job search techniques and skill training. Their services can be coordinated with other initiatives for community development.
18	Agency/Group/Organization	Greater Norwalk Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Chamber represents business interests and works toward economic development. Membership programs provide training, networking and marketing for businesses in Norwalk and the surrounding communities. The Chamber also coordinates economic development activities.
19	Agency/Group/Organization	Town of Darien
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Darien was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.
20	Agency/Group/Organization	The City of New Canaan
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of New Canaan was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.

21	Agency/Group/Organization	Town of Wilton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Wilton was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.
22	Agency/Group/Organization	Town of Westport
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Westport was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.
23	Agency/Group/Organization	Town of Weston
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Weston was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.
24	Agency/Group/Organization	Norwalk Hospital Foundation
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Norwalk Hospital's High Risk Service Navigator was consulted regarding an innovative new program in the City that is reducing the number of emergency department visits by frequent users, frequently homeless people, by bringing a diverse group of stakeholders to the table and providing comprehensive planning including finding housing. We also discussed discharge planning.
25	Agency/Group/Organization	Connecticut Department of Housing
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.
26	Agency/Group/Organization	Connecticut Department of Housing and Community Development
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department was contacted and their input solicited on the City of Norwalk's Consolidated Planning process.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Norwalk Consolidated Planning effort considered all relevant agency types.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Council, Inc.	Goal three of the continuum of care is "affordable housing is available on a continuum of need in Greater Norwalk" this is aligned with the Strategic Plan priority need, "limited high quality and affordable housing opportunities."
Five Year Plan - Norwalk Public Housing Authority	Norwalk Public Housing Authority	The five-year plan and the Consolidated Plan explicitly coordinated efforts to address housing issues in the City.
Ten Year Plan to Prevent and End Homelessness	City of Norwalk & United Way of Fairfield County	The goals of the ten-year plan address housing and supportive services which are identified as priority needs in the Consolidated Plan.
Choice Neighborhoods Initiative	Norwalk Public Housing Authority & Norwalk Redevelopment Agency	This collaborative effort addresses the needs of a low-opportunity neighborhood in a comprehensive manner, in-line with the priority needs and goals identified in the Consolidated Plan.
ALICE (A Report on the Working Poor	United Way of Connecticut	This report documents the financial struggles of the Asset Limited, Income Constrained, Employed (ALICE).

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Norwalk works collaboratively with the State of Connecticut and neighboring cities and towns to improve the quality of life and opportunities for low- and moderate-income persons. The Norwalk Redevelopment Agency works closely with the Connecticut Department of Housing and the Department of Economic and Community Development as well as the Connecticut Housing Finance Authority to implement affordable housing and community and economic development goals. Homeless and HIV/AIDS services are planned for and implemented regionally. The Continuum of Care (CoC) spans multiple towns and is in the process of merging with nearby CoCs, which will result in an increased coverage area. The City of Bridgeport is the recipient and administrator of Housing Opportunities for Persons With HIV/AIDS (HOPWA) funds, which serves residents of Norwalk as well. The City is a member of the Western Connecticut Council of Governments (WCCOG). WCCOG carries out the federal transportation planning process of a metropolitan planning organization (MPO): preparation

every four years of a long-range transportation plan, maintenance of a transportation improvement program and ongoing studies and projects. The regional planning function consists of the preparation and update of a regional plan of conservation and development; assists its member municipalities in preparing emergency management plans; is advancing a program on climate resiliency; and is very active in advancing transit oriented development and improved rail and bus transit.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Focus groups for those people who might encounter linguistic or accessibility barriers to participation complimented the public hearings. One focus group was facilitated in Spanish for Hispanic participants; another facilitated in Haitian Creole for Haitian participants. A focus group was also held at STAR, a nonprofit serving those with disabilities. The community outreach was supported with notices and advertisements to the general population as well as to Hispanics, Haitians and those with disabilities (for the focus groups). Multiple mediums were used for publicity, including web based announcements, announcements at meetings of groups and at the South Norwalk Community Center, legal ads in the paper and widely distributed posters. Consultations complemented this outreach.

The draft and completed 2015-2019 Consolidated Plan was considered at the public hearings before the Planning Committee of the Norwalk Common Council. Over 100 people participated in the Consolidated Planning process. The Citizen Participation Plan does not detail who participated only when/how they can.

The Norwalk Redevelopment Agency (Agency) and its consultants Dan Cahill and Associates undertook an extensive citizen participation process. The process is documented in the Citizen Participation Plan. Three essential elements offered broad public participation to residents of Norwalk. First, meetings took place after general outreach to the City with targeted outreach to the City's low- and moderate-income neighborhoods. The Public Hearings were legally noticed in *The Hour*, a daily newspaper, published in Norwalk as well as in the weekly newspaper of Wilton, CT and Stamford, CT on September 15 and September 22, 2014 and March 26 and April 2, 2015. The notices provided information on how to obtain language assistance (sign language and interpretation) and how to submit comments without attending. The Hearings were held on September 23, 2014 and March 30, 2015. These meetings were held in Norwalk City Hall in accessible space.

Second, focus groups were held on September 22 and 23, 2014, with targeted outreach to residents at risk for discrimination due to their National Origin and Disability. Complaint data indicates that these protected classes are more likely to experience discrimination in Norwalk, than others. Three focus groups were held, one in Creole, one in Spanish and one in English which targeted residents with disabilities. The focus groups facilitated in Creole and Spanish were held at the South Norwalk Community Center. The focus group for people with disabilities was held at STAR, a nonprofit serving people with disabilities. Each of the three focus groups were held in accessible space.

Third, over 25 consultations were conducted for the Consolidated Plan. These consultations were with local and state government officials and nonprofit agencies working in the area of community development, economic development, and housing (including special needs and homeless). Private business owners and staff were consulted concerning economic development.

The results of this process impacted the Consolidated Plan's goal setting in three ways: detailing the needs of the community; suggesting solutions to meet that need; and creating additional channels of communication, information and input.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	There was a presentation on fair housing and the Consolidated Plan. Under 10 people in attendance.	The discussion centered on issues in housing search, regional work issues - mainly homelessness, and the work of United Way.	None	http://www.norwalkct.org/index.aspx?nid=654
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish	There was a presentation on fair housing and the Consolidated Plan. Approximately 9 residents attended; the meeting was facilitated in Spanish by a board member at the Center.	All attendees were Spanish speaking residents of Norwalk and spoke of incidents of discrimination, the need for affordable housing and concerns with neighborhood safety.	None	http://www.norwalkct.org/index.aspx?nid=654

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Creole	There was a presentation on fair housing and the Consolidated Plan. Approximately 12 residents attended and the meeting was facilitated in Creole by a community organizer.	All attendees were Creole speaking residents of Norwalk and spoke of incidents of discrimination, the need for affordable housing and concerns with neighborhood safety.	None	http://www.norwalkct.org/index.aspx?nid=654
4	Public Meeting	Persons with disabilities	There was a presentation on fair housing and the Consolidated Plan. Approximately 25 to 30 people attended, most were people with disabilities, some were caregivers.	There was an extended discussion on barriers to finding accessible and affordable housing. There was also discussion of agency efforts to meet need.	None	http://www.norwalkct.org/index.aspx?nid=654

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Planning Committee	Committee members reviewed general program requirements with staff and DCA. Committee members and general public audience were in attendance.	The City's place in the community development process, and Federal regulations were discussed.	None	http://www.norwalkct.org/index.aspx?NID=286
6	Public Hearing	Planning Committee	Committee members reviewed specific project proposals. Agency staff and nonprofit representative made presentations.	City departments, nonprofits and others gave their perspective on community development.	None	http://www.norwalkct.org/index.aspx?NID=286

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Planning Committee	The committee reviewed the Consolidated Plan. Committee members and general audience were in attendance.	Project recommendations were made.	None	http://www.norwalkct.org/index.aspx?NID=286
8	Public Hearing	Non-targeted/broad community	Common Council reviewed the Consolidated Plan. Council members and general audience were in attendance.	Comments were received from the general public about the program.	None	http://www.norwalkct.org/index.aspx?NID=286

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Consultations	Non-targeted/broad community	Consultations were with local and state government officials and nonprofit agencies working in housing, economic and community development and social services.	These consultations consisted of in depth discussion of the following issues in Norwalk: housing (include homeless and special needs), community and economic development.	None	http://www.norwalkct.org/index.aspx?NID=286

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	These publications have a wide circulation. The 30 day notice period was noted.	Some applicants for sub-recipient grants had comments supporting their applications. Those who submitted comments included: the Domestic Violence Crises Center, the Neighborhood Improvement Coordinator and the South Norwalk Community Center.	None	http://www.norwalkct.org/index.aspx?NID=286

Table 4 – Citizen Participation Outreach

III. Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following Needs Assessment presents a statistical picture of Norwalk today, using available data and insights from community outreach. The data focuses in particular on housing and housing need by analyzing income and household composition. Homelessness, special needs and cost burdens are considered. Community development needs are also reviewed.

Challenges facing the City of Norwalk include a stark housing affordability mismatch, particularly among low- and moderate-income households; demand for public housing and vouchers that exceeds the supply and changing demographics including an increasingly diverse community, both ethnically and racially. Another indication of housing need is the waiting list, over two years long, for the 2,024 public housing units and 1,151 housing vouchers at the Norwalk Housing Authority.

Overall, housing cost burden is by far the largest need in the City. Within that category, households with the greatest need are renters in the extremely low-income category. Over 3,000 households now experience substandard housing, overcrowding, or housing cost burden greater than 50% of income. Data shows that 81% of the extremely low-income renters, including the elderly, experience a cost burden that is greater than 50% of their income. Overcrowding data demonstrates a housing need for both renters and owners with 88% of low-income renters facing overcrowding, and 76% of low-income owners facing overcrowding. The Norwalk Housing Authority along with the Norwalk Redevelopment Agency are continually assessing needs. A special joint effort, the Choice Neighborhood Initiative, is built on a neighborhood needs assessment in of South Norwalk. Those needs are reiterated in the Assessment to follow. Documented housing problems fall disproportionately on minorities, particularly African Americans and Hispanics.

In the City of Norwalk, there are 1,700 people with disabilities living in poverty. Community outreach indicates that affordability and accessibility is a challenge for these residents. Accessibility issues extend beyond the housing unit for pedestrian wayfinding and public transportation. The need for job opportunities within the City and improved public transportation, specifically hours of operation, between Norwalk and the surrounding communities is also a high priority.

In addition to a review of the housing data, the Assessment presents additional information on demographics, education, employment, income and assisted housing. This Assessment provides a platform for examining Norwalk's housing and community development needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Low-income households are most burdened by high housing costs. In order to avoid high housing costs, low-income households are forced to choose lower cost, lower quality housing. Often this housing has one or more “housing problems” as defined below and summarized in the following tables. High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in safe and healthy homes in the communities and neighborhoods of their choice.

Although the City of Norwalk’s population grew only 3% (to 85,145 people) between 2000 and 2011, the total number of households increased by 11% (to 36,463 households) in the same time period. This is primarily due to a decrease in the average household size. According to 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development (HUD) 17% of the households in the City were extremely low-income at or below 30% HUD Area Median Income (HMI or AMI); 15% of households in the City, were in the low-income range of 30-50% AMI; and 12% of households in the City, were in the moderate-income range of 50-80% AMI. Overall, 16,150 households in the City were at or below 80% of AMI, or 44% of the total households in the City.

According to 2007-2011 CHAS data in the Number of Households table below, a total of 5,055 households were Small Family Households (two to four persons per household) below 80% AMI and 850 households were Large Family Households (5 or more persons per household) below 80% AMI. A total of 2,880 households with at least one person 62-74 years of age were below 80% AMI, 2,840 households with at least one person age 75 or older were below 80% AMI, and 2,220 households with one or more children six year old or younger were below 80% AMI.

According to the 2007-2011 American Community Survey at total 12,736 units were rental units and a total of 23,727 units were owner occupied. In the City, 6,174 households were renters below 80% AMI and 6,065 households were owners below 80% AMI with one housing problem. Housing problems are defined below. According to HUD’s 2007-2011 CHAS data, of low-income households (less than 80% AMI) reporting one housing problem, 97% were renters and 88% were owners. The reported area of greatest need is with renters in the extremely low-income category (less than 30% AMI) where 3,315 households report experiencing either substandard housing, overcrowding, or housing cost burden greater than 50% of income. The data also indicate that 81% of the extremely low-income renters, including the elderly, experience a cost burden that is greater than 50% of their income, whereas 19% of very low- to low-income households (between 30% and 80% AMI) experience a cost burden that is greater than 50% of their income. HUD defines overcrowding as more than one person per room. CHAS data from 2007-2001 indicates 88% of low-income renters and 76% of low-income owners face

overcrowding. Although CHAS overcrowding data is not based on unit size, this may indicate a need for units with more bedrooms such as three, four or five bedroom units. However, additional data would be necessary to support that conclusion.

The housing needs revealed by this data are most prevalent among the extremely low-income group (at or below 30% AMI), which is also the group most at risk of losing their housing because of cost burden.

In Table 1, the median income figures have not been adjusted for inflation. Using the Bureau of Labor Statistics CPI Inflation Calculator the real buying power for 2011 median income in 2000 dollars has actually declined to approximately \$55,258.87.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	82,951	85,145	3%
Households	32,711	36,463	11%
Median Income	\$59,839.00	\$76,384.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	6,190	5,425	4,535	4,355	15,955
Small Family Households *	1,570	1,745	1,740	1,665	8,140
Large Family Households *	210	380	260	370	1,000
Household contains at least one person 62-74 years of age	1,000	1,015	865	1,015	2,750
Household contains at least one person age 75 or older	1,430	960	450	235	940
Households with one or more children 6 years old or younger *	815	735	670	525	1,060

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	0	0	10	70	0	0	10	10	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	110	20	0	0	130	10	15	25	20	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	90	20	100	280	0	95	65	30	190
Housing cost burden greater than 50% of income (and none of the above problems)	2,240	535	4	0	2,779	1,535	1,305	790	455	4,085
Housing cost burden greater than 30% of income (and none of the above problems)	665	1,400	790	240	3,095	350	840	890	1,200	3,280
Zero/negative Income (and none of the above problems)	170	0	0	0	170	135	0	0	0	135

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,480	640	25	110	3,255	1,550	1,415	890	510	4,365
Having none of four housing problems	1,465	1,865	1,685	1,420	6,435	390	1,510	1,935	2,315	6,150
Household has negative income, but none of the other housing problems	170	0	0	0	170	135	0	0	0	135

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	990	555	250	1,795	300	855	845	2,000
Large Related	95	120	0	215	75	220	155	450
Elderly	605	260	4	869	1,200	840	360	2,400
Other	1,440	1,070	540	3,050	329	350	405	1,084
Total need by income	3,130	2,005	794	5,929	1,904	2,265	1,765	5,934

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	770	155	0	925	255	705	445	1,405
Large Related	50	25	0	75	75	100	110	285
Elderly	390	95	4	489	895	330	105	1,330
Other	1,180	280	0	1,460	325	205	170	700
Total need by income	2,390	555	4	2,949	1,550	1,340	830	3,720

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	155	80	20	15	270	10	95	29	45	179
Multiple, unrelated family households	30	30	0	85	145	0	0	60	4	64
Other, non- family households	0	0	0	0	0	0	15	0	0	15
Total need by income	185	110	20	100	415	10	110	89	49	258

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

The American Community Survey (ACS) reports that from 2007-2011, 25% of householders living alone were ages 65 or over. Approximately 36% of all households in the City were single person households (13,086) and of those about 25% (3,297) were persons aged 65 or older. Specific data on this sub-population relative to the needs listed in these tables is not available. Applying the general population ratio to the data in the Housing Problems and Housing Problems 2 table provides an idea of the income level and type of housing problems single person households encountered.

Extremely low-income renter and low-income owner single person households are most impacted by housing problems. If single person householders had been surveyed, it is likely that just under 50% of all those who were renters reporting a single housing problem would have indicated housing cost burden greater than 30% of income. According to the same logic, approximately 53% of all single person household owners reporting a single housing problem would have indicated housing cost burden greater than 50% of income, of those almost 70% would have been in the 0-50% AMI range. Approximately 33% of all renters would have reported one or more housing problem, of those 76% would have been in the 0-30% AMI range. About 41% of all owners would have reported one or more housing problem, of those almost 36% would have in the 0-30% AMI range.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Type and extent of disability impact an individual or family's need for housing assistance. Many persons with disabilities do not require housing assistance for a multitude of reasons. According to the 2009-2011 American Community Survey (ACS) estimates, 4.3% of Norwalk's population has a disability. Notably, persons age 65 and over represent the greatest portion of all categories of disability and over 40% of persons age 75 years and over have independent living difficulties.

Approximately 1,700 persons with disabilities live in poverty in the City of Norwalk, per 2009-2011 ACS estimates. Persons with disabilities comprise only 3% of the employed population in Norwalk, 8% of the unemployed population and 20% of those not in the labor force. A disproportionate portion of persons with disabilities face economic challenges, which directly impact their need for housing assistance. This is evidenced by their participation in the labor force and the rate at which they experience poverty. Consultation with local service providers provided insight into a segment of the population not captured in ACS data, individuals with disabilities who are living with their families and would like to live independently but cannot afford to because they do not meet the income threshold required by the State Department of

Health to receive housing assistance and their family income is not large enough to wholly support independent living.

Consultation with domestic violence and housing assistance providers confirmed that victims of domestic violence represent a significant subpopulation in need of housing assistance in the City of Norwalk. Housing for victims of domestic violence should, at a minimum, be safe, secure and affordable. Domestic violence often co-occurs with a range of complicated medical and non-medical issues. Frequently, victims require comprehensive services to put the pieces of their lives back together. Local data that informs the number and type of families victimized by domestic violence and in need of housing assistance is based on programmatic indicators provided by the Domestic Violence Crisis Center (DVCC) and the Norwalk/Fairfield County Continuum of Care (CoC) 2014 point-in-time count. The “Domestic Violence Counts Connecticut Summary for 2013” reports that of 103 unmet requests for services in one day statewide, 95% were for housing. The most frequently unmet housing assistance requests were for the following: emergency shelter, attorney/legal representation, counseling and transitional housing.

DVCC, the primary social service organization in Norwalk meeting a range of needs of victims of domestic violence, was consulted as a part of the Consolidated Planning process. For DVCC, domestic violence is inclusive of dating violence and stalking. DVCC provides comprehensive services to its clients, including housing assistance and housing information. DVCC’s Norwalk SafeHouse provides temporary shelter to approximately 140 people a year, about three-quarters of whom are families. On a typical month the Housing Advocate at DVCC provides information to approximately 20 clients in Norwalk.

Since 2010, the rate of persons reporting domestic violence as a contributing cause to their homelessness in the Norwalk/Fairfield County CoC point-in-time count has fluctuated between 17% and 20% of adults. During the 2014 point-in-time count 22 adults (17%) reported domestic violence as a contribution to their homelessness. This is 3% higher than the state average, and the only subpopulation (other than chronic homeless) in Norwalk that is greater than the state average.

What are the most common housing problems?

For residents of the City of Norwalk, the most common housing problems for all renters and homeowners reporting one housing problem are, in descending order: housing cost burden (93%), overcrowding (5%) and substandard housing (1%).

Are any populations/household types more affected than others by these problems?

The impact of rising costs on Norwalk’s elderly households with fixed incomes has resulted in a greater occurrence of housing problems among homeowners than renters; however there is a

higher concentration of housing problems among extremely low-income renters. Over 80% of renters living in substandard housing, severely overcrowded housing or with a housing cost burden greater than 50% of income are considered to have extremely low-incomes in the 0-30% area median income (AMI) range. A quarter of all renters has one or more housing problems and earns 0-30% AMI.

Housing cost burden greater than 30% of income impacts renters and homeowners nearly equally. Other (51%) and small related (30%) households represent the greatest portion of renters with housing cost burden greater than 30% of income. Elderly (40%) and small related (34%) households represent the greatest portion of homeowners with housing cost burden greater than 30% of income.

Housing cost burden greater than 50% impacts approximately 26% more homeowners than renters. Small related (38%) and elderly (36%) households represent the greatest portion of homeowners with housing cost burden greater than 50% of income. Other (50%) and small related (31%) households represent the greatest portion of renters with housing cost burden greater than 50% of income.

Overcrowding is most significant among single family and multiple, unrelated family households. The majority of over crowding occurs in single family households regardless of whether they are renters or homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The characteristics of low-income individuals and families at imminent risk of homelessness are those of the working poor. Neither the City of Norwalk nor the Norwalk/Fairfield County Continuum of Care calculate the number of those at imminent risk of homelessness, but frequently the working poor include those on the precipice of the subsidy cliff. The HMIS data from 2013-2014 on the primary and contributing causes of homelessness from Open Door Shelter provides insight into the characteristics of those at imminent risk of homelessness. Lack of employment was the greatest primary cause of homeless. The top three contributing causes to homelessness, excluding lack of employment, were: can no longer live with family/friend/other, expenses exceed income and a substance abuse problem. Residents spending in excess of 30% of their annual income are precariously housed; one unexpected event could make their current housing situation unaffordable and result in sheltered or unsheltered homelessness. These individuals and households are in need of affordable housing.

Consultation with City staff, resident stakeholders and Community Development Block Grant (CDBG) subrecipients supported by ACS, CHAS data and the National Low Income Housing Coalition report “Out of Reach 2014” make evident that Norwalk is in need of additional affordable rental housing.

Housing costs in the City of Norwalk are high. Norwalk is one of ten Primary Metropolitan Statistical Areas (PMSAs) exempt from HUD median family income cap limits. Area median income (AMI), as determined by HUD for 2014, is \$125,100, which is 1.6 times greater than median income in Norwalk, \$76,384. This is because AMI is based on the Stamford/Norwalk PMSA, which includes seven cities and/or towns in addition to Norwalk (Darien, Greenwich, New Canaan, Stamford, Weston, Westport and Wilton), while Norwalk median income is based on census tracts within city limits. Affordable monthly rent, calculated as 30% of income, for those earning 100% of AMI is \$3,128. HUD Fair Market Rents (FMR) for 2014 for a two-bedroom rental unit in Norwalk is \$1,551. For this to be affordable, annual household income must be at least \$62,040. According to the ACS, in 2013, approximately 22% of Norwalk’s population had an annual income less than \$50,000. In other words, at least 22% of Norwalk’s population could not afford a two-bedroom apartment at HUD FMR. The National Low Income Housing Coalition report “Out of Reach 2014” found the average renter in Norwalk earns \$21.37 per hour and would have to work 1.4 full-time jobs to afford a two-bedroom FMR rental unit. The picture is much worse for workers who earn minimum wage, which is \$8.70 in Connecticut.

Families and individuals transitioning from rapid rehousing require substantial support. Norwalk area homeless service providers report a sizable shift in income is required for individuals and families to be successful in finding stable housing post rapid rehousing and furthermore, rapid rehousing assistance is not available for a long enough period of time for that shift to realistically occur. Stakeholder consultations reveal that upon exiting rapid rehousing, individuals and families need assistance securing and maintaining stable housing, income and health, especially mental health. Norwalk area service providers assist clients with continued case management following termination of rapid rehousing including, direct financial management assistance in the form of a third party taking on the role of fiduciary agent, financial management education and job training.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Neither the City of Norwalk nor the Norwalk/Fairfield County Continuum of Care estimate populations at risk of homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Area stakeholders report that as the affordable rental housing market constricts, it appears, people will accept poorer quality housing. The above indicators (substandard housing, overcrowding and housing cost burden greater than 50% of income) are linked with increased risk for homelessness.

Discussion

The City of Norwalk works to focus housing programs on the needs of the populations represented in the tables in this section. U.S. Department of Housing and Urban Development (HUD) and regulatory requirements restrict assistance to households at 80% of area median income or lower (“low-income”). Given local market conditions, home rental and ownership costs are high. Even with funding limitations and cutbacks to HUD’s Community Planning and Development Community Development Block Grant program over the years, the City will continue to focus the funds it receives to support activities across the housing needs spectrum, seeking to increase and improve affordable housing stock, preserve existing affordable rental housing, rehabilitate existing single- and multi-family housing, and to affirmatively further fair housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The U.S. Department of Housing and Urban Development (HUD) evaluates disproportionately greater need through comparative analysis of housing problems reported by households which identify as part of a particular racial or ethnic group within income categories relative to those housing problems reported by the jurisdiction as a whole within the same income categories. HUD has set ten percentage points as the threshold to positively indicate the presence of disproportionately greater need. The six racial or ethnic groups analyzed were: White; Black/African American; Asian; American Indian/Alaska Native; Pacific Islander; and Hispanic. According to the American Community Survey estimates for 2007-2011 those racial or ethnic groups represented the following portion of the total population in Norwalk, regardless of income or the presence of housing problems: White – 75.5%; Black/African American – 12.9%; Asian – 3.9%; American Indian/Alaska Native – 0.3%; Native Hawaiian and Other Pacific Islander 0.0%; and Hispanic or Latino of any race – 20.2%. Selecting a narrow racial and/or ethnic group is problematic for many households in the U.S. which do not identify in this way and could result in inaccurate reporting. Given the size of the Native Hawaiian and Other Pacific Islander population it is not included in the analysis and given the size and margin of error in calculating the American Indian/Alaska Native population the reliability of data is questionable. Income classifications are as follows: extremely low-income is 0-30% AMI; low-income is 30-50% AMI; moderate-income is 50-80%; and middle-income is 80-100% AMI.

The following narrative analyzes the occurrence of four housing problems: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (of household income).

Per HUD's guidance, to calculate the portion of disproportionate need allotted to each race/ethnicity, calculate the portion of households with one or more housing problems of the total number of households for that race/ethnicity. (Portion of Race/Ethnicity = "# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.")

The portion of disproportionate need for each race/ethnicity at each income level is described below each respective table.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,615	925	295
White	2,245	365	150
Black / African American	1,085	345	70
Asian	120	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,125	215	75

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The City’s 0-30% AMI households experiencing a disproportionately greater need with at least one housing problem is 79.09%.

The portion for each race/ethnicity is as follows:

White:	81.34%
Black/African American:	72.33%
Asian:	100%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	79.51%

The portion for Asian households is over ten percentage points greater than the entire jurisdiction and the other races/ethnicities; it does represent a disproportionate greater need at this income level in a small, but statistically relevant portion of the population.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,780	1,440	0
White	1,670	875	0
Black / African American	510	260	0
Asian	185	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,395	275	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The portion of total households in the City at 30%-50% area median income experiencing at least one housing problem is 72.41%. The portion for each race/ethnicity is as follows:

White:	65.62%
Black/African American:	66.23%
Asian:	88.10%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	83.53%

The portion for Asian and Hispanic households is over ten percentage points greater than the entire jurisdiction and the other races/ethnicities; it does represent a disproportionately greater need for these races/ethnicities at this income level.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	1,290	0
White	925	855	0
Black / African American	210	95	0
Asian	0	50	0
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	365	240	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The portion of total households in the City at 50%-80% area median income experiencing at least one housing problem is 55.36%. The portion of each race/ethnicity is as follows:

White:	51.97%
Black/African American:	68.85%
Asian:	100%
American Indian/Alaska Native:	100%
Pacific Islander:	-
Hispanic:	60.33%

The portion for Black/African American, Asian and American Indian/Alaska Native households is over ten percentage points greater than the entire jurisdiction and the other races/ethnicities; it does represent a disproportionately greater need at this income level for these races/ethnicities.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	1,760	0
White	1,255	1,170	0
Black / African American	65	105	0
Asian	50	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	415	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

The portion of total households in the City at 80%-100% area median income experiencing at least one housing problem is 79.09%. The portion for each race/ethnicity is as follows:

White:	51.75%
Black/African American:	38.24%
Asian:	52.63%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	46.10%

While the portion for White and Asian households is greatest neither is over ten percentage points greater than the entire jurisdiction and the other races/ethnicities, there is no disproportionately greater need at this income level.

Discussion

Based on the U.S. Department of Housing and Urban Development definition, the following household types experience one or more of four housing problems at a disproportionately

greater rate in Norwalk: extremely low-income Asian households; low-income Asian and Hispanic households; and moderate-income Black/African American, Asian and American Indian/Alaska Native households. No disproportionately greater need is documented at the middle-income level.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The U.S. Department of Housing and Urban Development (HUD) evaluates disproportionately greater need through comparative analysis of housing problems reported by households which identify as part of a particular racial or ethnic group within income categories relative to those severe housing problems reported by the jurisdiction as a whole within the same income categories. HUD has set ten percentage points as the threshold to positively indicate the presence of disproportionately greater need. The six racial or ethnic groups analyzed were: White; Black/African American; Asian; American Indian/Alaska Native; Pacific Islander; and Hispanic. According to the American Community Survey estimates for 2007-2011 those racial or ethnic groups represented the following portion of the total population in Norwalk, regardless of income or the presence of housing problems: White – 75.5%; Black/African American – 12.9%; Asian – 3.9%; American Indian/Alaska Native – 0.3%; Native Hawaiian and Other Pacific Islander 0.0%; and Hispanic or Latino of any race – 20.2%. Selecting a narrow racial and/or ethnic group is problematic for many households in the U.S. which do not identify in this way and could result in inaccurate reporting. Given the size of the Native Hawaiian and Other Pacific Islander population it is not included in the analysis and given the size and margin of error in calculating the American Indian/Alaska Native population the reliability of data is questionable. Income classifications are as follows: extremely low-income is 0-30% AMI; low-income is 30-50% AMI; moderate-income is 50-80%; and middle-income is 80-100% AMI.

The following section analyzes the occurrence of the four designated types of severe housing problems: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 50% (of household income). Households with severe housing problems have multiple housing problems.

To calculate disproportionate need for each race/ethnicity, calculate the portion of households with one or more housing problems of the total number of households for that race/ethnicity. (Portion of Race/Ethnicity = “# of households for that race/ethnicity with one or more severe housing problem / total # of households for that race/ethnicity.”)

The portion for each race/ethnicity at each income level is described below each respective table.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,495	2,040	295
White	1,760	850	150
Black / African American	770	660	70
Asian	120	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	805	535	75

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The portion of total households in the city at 0-30% area median income experiencing at least one severe housing problem is 59.95%. The portion for each race/ethnicity is as follows:

White:	63.77%
Black/African American:	51.33%
Asian:	100%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	56.89%

Asian households represent a disproportionate greater need when compared to the jurisdiction as a whole for the 0-30% AMI level.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,725	3,495	0
White	740	1,800	0
Black / African American	195	575	0
Asian	75	130	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	695	975	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The portion of total households in the City at 30%-50% area median income experiencing at least one severe housing problem is 33.05%. The portion for each race/ethnicity is as follows:

White:	29.13%
Black/African American:	25.32%
Asian:	36.59%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	41.62%

None of the races/ethnicities represent a disproportionate greater need when compared to the jurisdiction as a whole for the 30-50% AMI level.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	665	2,230	0
White	405	1,375	0
Black / African American	105	200	0
Asian	0	50	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	135	475	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The portion of total households in the City at 50%-80% area median income experiencing at least one severe housing problem is 22.97%. The portion for each race/ethnicity is as follows:

White:	22.75%
Black/African American:	34.43%
Asian:	-
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	22.13%

The portion for Blacks/African American households is over ten percentage points greater than the entire jurisdiction and the other races/ethnicities; it does represent a disproportionate greater need for this race/ethnicity at the 50-80% AMI level.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	430	3,055	0
White	245	2,180	0
Black / African American	0	170	0
Asian	20	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	605	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The portion of total households in the City at 80%-100% area median income experiencing at least one severe housing problem is 12.34%. The portion for each race/ethnicity is as follows:

White:	10.10%
Black/African American:	-
Asian:	21.05%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	21.43%

None of the races/ethnicities represent a disproportionate greater need when compared to the jurisdiction as a whole for the 80-100% AMI level.

Discussion

Based on the U.S. Department of Housing and Urban Development definition, the following household types experience one or more of four severe housing problems at a

disproportionately greater rate in Norwalk: extremely low-income Asian households; moderate-income Black/African American households; and middle-income Hispanic households. No disproportionately greater need is documented at the low-income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The U.S. Department of Housing and Urban Development (HUD) evaluates disproportionately greater need through comparative analysis of housing problems reported by households which identify as part of a particular racial or ethnic group within income categories relative to those with housing cost burdens reported by the jurisdiction as a whole within the same income categories. HUD has set ten percentage points as the threshold to positively indicate the presence of disproportionately greater need. The six racial or ethnic groups analyzed were: White; Black/African American; Asian; American Indian/Alaska Native; Pacific Islander; and Hispanic. According to the American Community Survey estimates for 2007-2011 those racial or ethnic groups represented the following portion of the total population in Norwalk, regardless of income or the presence of housing problems: White – 75.5%; Black/African American – 12.9%; Asian – 3.9%; American Indian/Alaska Native – 0.3%; Native Hawaiian and Other Pacific Islander 0.0%; and Hispanic or Latino of any race – 20.2%. Selecting a narrow racial and/or ethnic group is problematic for many households in the U.S. which do not identify in this way and could result in inaccurate reporting. Given the size of the Native Hawaiian and Other Pacific Islander population it is not included in the analysis and given the size and margin of error in calculating the American Indian/Alaska Native population the reliability of data is questionable. Income classifications are as follows: extremely low-income is 0-30% AMI; low-income is 30-50% AMI; moderate-income is 50-80%; and middle-income is 80-100% AMI.

The following section analyzes the occurrence of housing cost burden for all Norwalk households (regardless of income bracket) in three categories: less than or equal to 30% of income; 30-50% of income; and greater than 50% of income. To calculate disproportionate need for each race/ethnicity, calculate the portion of households with one of the three categories of housing cost burden of the total number of households for that race/ethnicity. (Portion of Race/Ethnicity = “# of households for that race/ethnicity with <=30% or 30-50% or >50% / total # of households for that race/ethnicity.”)

The portion for each race/ethnicity at each income level is described below each respective table.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,030	8,320	6,415	295
White	13,550	5,030	3,450	150
Black / African American	1,665	1,060	1,080	70
Asian	620	290	285	0
American Indian, Alaska Native	0	65	0	0
Pacific Islander	15	0	0	0
Hispanic	2,060	1,840	1,560	75

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

The portion of total households in the City that have a cost burden of: at most 30% of income is 54.54%; 30-50% of income is 25.17%; and least 50% of income is 19.40%. The portion for each race/ethnicity by level of cost burden is as follows:

Cost Burdened (<=30%)

White:	61.09%
Black/African American:	42.97%
Asian:	51.88%
American Indian/Alaska Native:	-
Pacific Islander:	100%
Hispanic:	37.22%

Cost Burdened (30-50%)

White:	22.68%
Black/African American:	27.35%
Asian:	24.27%
American Indian/Alaska Native:	100%
Pacific Islander:	-
Hispanic:	33.24%

Severely Cost Burdened (>50%)

White:	15.55%
Black/African American:	27.87%
Asian:	23.85%
American Indian/Alaska Native:	-
Pacific Islander:	-
Hispanic:	28.18%

Discussion:

According to the U.S. Department of Housing and Urban Development's a disproportionate number of Pacific Islander households experience a cost burden greater than 30% of their income and a disproportionate number of American Indian/Alaska Native households experience a cost burden between 30% and 50% of their household income. Hispanic households come close to ten percentage points greater than the jurisdiction as a whole in the 30-50% and greater than 50% of income cost burden categories.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the U.S. Department of Housing and Urban Development (HUD), disproportionately greater need occurs when a racial/ethnic group's need at a specified income level is at least ten percentage points greater than the jurisdiction's need within the same income level. Analysis in sections NA-15, 20 and 25 show disproportionately greater need for Norwalk residents across race/ethnicity, income level and housing problem.

Housing Problems

0-30% AMI – Asian households

30-50% AMI – Asian and Hispanic households

50-80% AMI – Blacks/African American, Asian and Indian/Alaska Native households

Severe Housing Problems

0-30% AMI – Asian households

50-80% AMI – Black/African American households

80-100% AMI – Hispanic households

Cost Burden

<=30% Cost Burden – Pacific Islander households

30-50% Cost Burden – American Indian/Alaska Native households

>50% Cost Burden - None

If they have needs not identified above, what are those needs?

All of the known needs are identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

American Community Survey data from 2007-2011 provides interesting insight into the dispersion and concentration of households throughout Norwalk, which identify as African-American, Asian and/or Hispanic, the three largest non-White segments of the City's population. As seen in the maps found in the appendix there are two noncontiguous census tracts in Norwalk with notably low concentration of Hispanic households. There is one census tract, tract 0445, near the southern tip of Norwalk where Black/African American households represent 45.37%-74.1% of households, Hispanic households represent 23%-46.54% of households and Asian households represent less than 3.41% of households. Norwalk is a diverse City. The concentration of Black/African American, Asian and/or Hispanic households coupled with the disproportionately greater need analysis above could inform policy decisions.

NA-35 Public Housing – 91.205(b)

Introduction

The Norwalk Housing Authority (NHA) has 1,077 public housing units and 715 housing choice vouchers. The public housing includes both Federal and State funded developments. The NHA along with the Norwalk Redevelopment Agency was awarded in 2014 a Choice Neighborhood Implementation grant to replace 136 public housing units at Washington Village with 273 mixed-income units, of which 136 will remain as public housing units. The development will include 67 workforce housing units and 70 market rate units. Ongoing planning efforts will be undertaken to further identify needs and outcomes as part of the Choice Neighborhood Initiative.

Currently, there are 2,024 households waiting for public housing and 1,141 households on the wait list for a Section 8 voucher or certificate. The average wait for public housing is over two years. That extended wait clearly demonstrates the need for assisted housing in Norwalk.

The NHA has 278 units of public housing originally funded by the state: Colonial Village, 200 units of family housing; Ludlow Commons, 44 units of senior housing; and 16 School Street, 34 units of family housing. These developments are included in the tables below.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	163	1,077	715	0	680	0	25	10

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

***includes 234 units of state supported housing: 200 units at Colonial Village and 34 units at School Street development**

Alternate Data Source Name: Characteristics of housing authority residents

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	15,272	16,745	19,200	0	18,894	0	N/A	
Average Length of stay	0	6	8	7	0	7	0	0	
Average Household size	0	2	2	2	0	2	0	0	
# Homeless at admission	0	0	1	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	21	420	106	0	106	0	0	
# of Disabled Families	0	8	216	199	0	199	0	0	
# of Families requesting accessibility features	0	N/A	2	N/A	0	N/A	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 22 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name: Characteristics of housing authority residents

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project – based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	67	590	304	0	302	0	0	0
Black/African American	0	92	626	388	0	384	0	0	0
Asian	0	0	6	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	12	0	0	0	0	0	0

Table 23 – Race of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name: Characteristics of housing authority residents

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	60	451	139	0	138	0	0	0
Not Hispanic	0	100	828	556	0	551	14	0	0

Table 24 – Ethnicity of Public Housing Residents by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name: Characteristics of housing authority residents

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Norwalk Housing Authority (NHA) is successful in matching needs of applicants on the waiting list for accessible units. These households most often have mobility related disabilities. The units available have ramp access, wider doorframes and accessible kitchens and bathrooms. The NHA has units at the ground level or on the first floor. When filling an accessible unit, the NHA will review the waiting list to find people with disabilities. If a tenant is not available on the waiting list, the NHA will reach out to nonprofit agencies to fill the unit with an appropriate resident. When a tenant in a non-accessible unit requests a reasonable accommodation, the NHA will move that tenant's household into the next available accessible unit. The NHA receives approximately 10 to 12 reasonable accommodation requests a year. The NHA has a total of 81 accessible units in public housing, including all 44 units at Ludlow Commons. The NHA will make some accessible improvements, such as grab bars in the bathroom, upon request.

The Norwalk Housing Authority (NHA), as part of the Five Year Plan, reported on applicant profiles for housing in a one year period, from 4/1/2013 to 3/31/2014 and how it compared to the City's population at the income level below 80% of median income. The comparison is noted in parenthesis, as being "in range", "above", or "below" the percentage of the general population at the income level below 80% of median income in Norwalk.

For the applicants for family public housing:

Race:

White: 44% (in range)

Black: 49% (above)

Asian Pacific Islander: 2% (in range)

Ethnicity:

Hispanic: 40% (in range)

Family With Children under 18: 73% (in range)

Disabled member in family: 12% (in range)

Applicants for senior housing:

Race:

White: 70% (above)

Black: 27% (in range)

Asian: 2% (in range)

Ethnicity:

Hispanic: 40% (in range)

Disabled member in family: 0% (below)

Applicants for housing choice vouchers:

Race:

White: 25% (below)

Black: 54% (below)

Asian: 1% (in range)

Ethnicity:

Hispanic: 27% (in range)

Family With Children under 18: 11% (below)

Disabled member in family: 12% (in range)

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

While most Norwalk Housing Authority (NHA) properties are in good condition, several properties are in need of substantial rehabilitation; those properties include Roodner Court, Colonial Village, Leroy Downs, Washington Village. In particular, 136 residences at Washington Village are in critical need of assistance.

The Choice Neighborhood Initiative will address problems in Washington Village resulting from ongoing tidal flooding and extensive flooding during Superstorm Sandy in 2012. Roodner Court, Colonial Village and Leroy Downs have the greatest need for repairs, since they are over 50 years old. For other public housing units the priority for repair is always health and safety issues, including fire alarms, security systems, and leaking roofs. Accessibility improvements are a high priority, including elevators, accessibility improvements for reasonable accommodations and for residents aging in place. This type of improvement could include bathroom and kitchen modification.

Voucher holders in search of units have a need for a wider choice for additional units within the fair market rent. NHA has a program to encourage voucher holders to move into less poverty impacted neighborhoods. Voucher holders are often in need of a deposit for their rental. Credit records are also an ongoing issue for voucher holders.

How do these needs compare to the housing needs of the population at large

As indicated above, African-Americans (53%) and Hispanics (65%) are a large percentage of public housing households, compared to their proportion of Norwalk's general population (African-American: 12.9%, Hispanic: 20.9%). The Norwalk Housing Authority (NHA) has an extensive fair housing program and available language services. The average income indicated for households served by the NHA is between \$15,000 and \$19,000. That very low-income compares to the median income in the Norwalk area of \$125,000.

Discussion

The Norwalk Housing Authority (NHA) continually evaluates the needs of residents and institutes program initiatives to meet those needs. Those efforts include programs often found at housing agencies, like the Family Self-Sufficiency program. In addition, the NHA reaches out with programs not normally found at housing authorities. For instance, the NHA administers a Head Start program. The NHA also has instituted two programs aimed at school age children: the Learning Centers and the Scholarship Program. The former addresses literacy gaps for children and the latter provides a path to higher education.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In 2010, Norwalk area stakeholders collaborated to develop a holistic strategy to reduce and end homelessness resulting in the comprehensive and well-used planning document, the “Greater Norwalk Ten Year Plan to Prevent and End Homelessness.” During the last five years the Norwalk/Fairfield County Continuum of Care (CoC) has pursued goals within the following three strategy areas: housing, supportive services and communications, advocacy and community education. This collaboration encouraged innovative strategies to efficiently use scarce resources, such as shared case managers among homeless housing and service providers, the transfer of five Section 8 vouchers from the City of Bridgeport to the Norwalk Housing Authority designated for the chronically homeless and the pending merger of the Norwalk/Fairfield County CoC, Stamford/Greenwich CoC and the Bridgeport CoC into the Fairfield County CoC, which will be know as Opening Doors of Fairfield County. Increasing the availability of affordable housing is a top priority of Norwalk area homeless housing and service providers.

Homeless Needs Assessment

Population	Sheltered	Unsheltered	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	63	NA	131	81	8	80
Persons in Households with Only Children	0	NA	0	0	0	0
Persons in Households with Only Adults	104	NA	398	121	35	69
Chronically Homeless Individuals	52	NA	177	39	15	64
Chronically Homeless Families	2	NA	6	3	2	65
Veterans	5	NA	34	17	3	34
Unaccompanied Youth	0	NA	0	0	0	0
Persons with HIV	1	NA	6	2	2	51

Table 25 – Homeless Needs Assessment

Alternate Data Source Name: Homeless needs assessment

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
American Indian or Alaska Native	1	0
Black or African-American	45	29
White	83	48
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	15	18
Non-Hispanic/Non-Latino	114	58

Table 26 – Homeless Needs Assessment

Alternate Data Source Name: Homeless needs assessment

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Homeless families with children in the Norwalk area of the Norwalk/Fairfield County Continuum of Care have a significant need for housing assistance. During 2013-2014, 131 families with children were homeless and in need of housing assistance; at the January 2014 Point-in-Time Count a total of 63 families with children were homeless and in need of housing assistance.

As of the 2014 Point-in-Time Count no homeless veterans in Norwalk were members of families with children and all five homeless veterans were men. The data does not include the familial status of veterans. During 2013-2014, 34 veterans were counted in HMIS. There are likely more veterans and families of veterans impacted by homelessness than is reflected here.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Within the Norwalk area of the Norwalk/Fairfield County Continuum of Care (CoC), persons who identify as a non-White racial group and persons who identify as ethnically Hispanic/Latino experienced homelessness at greater rates than their White and non-Hispanic/Latino counterparts. According to the American Community Survey estimates for 2007-2011, Norwalk is a relatively racially diverse City: White – 75.5%; Black/African American – 12.9%; Asian – 3.9%; American Indian/Alaska Native – 0.3%; Native Hawaiian and Other Pacific Islander 0.0%; and Hispanic or Latino of any race – 20.2%.

At a Point-in-Time Count in January 2013, Black or African-Americans represented 35% of the sheltered and 38% of the unsheltered homeless populations and American Indian or Alaska Natives represented 1% of the sheltered population. According to the data, no sheltered or unsheltered persons identified as Asian in the January 2013 Point-in-Time Count. Those who ethnically identified as Hispanic/Latino represented 12% of the sheltered and 24% of the

unsheltered homeless population in Norwalk. As of 2011, nearly 20.2% of Norwalk's total population identified as Hispanic/Latino of any race.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Norwalk/Fairfield County Continuum of Care (CoC) Point-in-Time Count survey conducted in late January 2013 counted a total of 17 homeless families and 205 homeless persons. The majority of families and individuals counted were sheltered, however many more homeless families (88%) were sheltered than homeless individuals (63%). This represents only 5% of all homeless families and 8% of homeless individuals in the State. All sheltered homeless families and individuals in the CoC were living in emergency housing.

Discussion:

The data discussed in this section is from three different sources: the 2013 Point-in-Time Count, the 2014 Point-in-Time Count and 2013-2014 annual Homeless Management Information System (HMIS) data. All homeless housing providers in the Norwalk/Fairfield County CoC and the Norwalk area participate in Point-in-Time Counts, but not all of these organizations participate in HMIS. Only those organizations receiving U.S. Department of Housing and Urban Development (HUD) funds participate in HMIS; for example, the Veterans Administration provides housing and services to homeless persons but this data is not collected in HMIS. Notably, agencies providing assistance to victims of domestic violence may receive HUD funds, but frequently do not contribute data to HMIS due to privacy concerns. The Norwalk/Fairfield County CoC conducts unsheltered Point-in-Time Counts every other year and shelter Point-in-Time Counts every year. The last time an unsheltered count occurred was in 2013. The discussion of sheltered and unsheltered homelessness is based on the 2013 Point-in-Time Count. The data on sheltered homelessness in the first table in this section is from the 2014 Point-in-Time Count and reflects data collected by all homeless housing providers in the Norwalk area. The annual data on the numbers experiencing, becoming and exiting homeless and the number of days persons experience homelessness is based on HMIS data from 2013-2014 and does not encompass as large a population as the point-in-time counts.

For the purposes of this document exiting homelessness is understood to mean those leaving homeless shelters to move into permanent housing. During the year many more people leave homeless shelters and continue to be precariously housed and have unpredictable futures than progress to permanent housing. In 2013-2014, 480 people exited homeless shelters in Norwalk and of those only 58 went onto permanent housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section describes the characteristics and needs of the elderly, the frail elderly, persons with mental, physical and/or developmental disabilities, persons with alcohol or drug addiction, victims of domestic violence and persons with HIV/AIDS. Frail elderly are defined as those age 75 or older. The City of Norwalk does not receive Housing Assistance for Persons With HIV/AIDS (HOPWA) funds, but the characteristics of persons with HIV/AIDS in the City are discussed below.

Affordable housing is the highest priority need across all sub-populations in Norwalk.

Describe the characteristics of special needs populations in your community:

Elderly, people 65 and over, represent a growing segment of the US population. The 2007-2011 American Community Survey (ACS) estimates that 13.7% of Norwalk's population is elderly and that 28.3% (3,297) of the elderly were living alone. As elderly peoples' incomes become fixed, financial challenges may arise or be amplified. Connecticut's Legislative Commission on Aging "2013 Results-Based Accountability" report found that in 2011 6.8% of Connecticut's elderly residents were living below the poverty level. Over 33% of households participating in Supplemental Nutritional Assistance Program (SNAP) in the past 12-months had a least one member who was age 60 or older, according to the 2007-2011 ACS.

The characteristics of persons with disabilities who reside in Norwalk are varied and in many ways reflective of the City's population. Housing and service providers and persons with a range of disabilities participated in the Consolidated Planning process via small group consultation and a focus group. The needs expressed in these meetings are discussed below. HUD defines disability as a "physical or mental impairment that substantially limits one or more major life activities" and explains "physical or mental impairment may include, but is not limited to, conditions such as visual or hearing impairment, mobility impairment, HIV infection, mental retardation, drug addiction (except current illegal use of or addiction to drugs), or mental illness." According to the 2009-2011 ACS estimates, 9.4% of Norwalk's population has a disability. Notably, the elderly (persons age 65 and over) represent the greatest portion of all categories of disability. Over 40% of persons age 75 years and over have independent living difficulties. Self-care and cognitive difficulties are second most prevalent among persons age five through 17 years. A person may present with multiple categories of disabilities. See appendix Category of Disability by Age Cohort and Independent Living Difficulty by Age Cohort charts.

Disproportionate portions of persons with disabilities face economic challenges. This is evidenced by their participation in the labor force and the rate at which they experience

poverty. Persons with disabilities comprise 9.4% of Norwalk's population, yet only 3% of the employed population, 8% of the unemployed population and 20% of those not in the labor force. Approximately 1,700 persons with disabilities live in poverty in the City of Norwalk, per 2009-2011 ACS estimates. See appendix Rate of Poverty Among Persons with Disabilities table.

Local data on the rate and type of mental disabilities is not readily available. The Substance Abuse and Mental Health Services Administration (SAMHSA) provides current state level data in the "Behavioral Health Barometer, Connecticut, 2013" report. In Connecticut, the rate of mental health disorders has been relatively steady from 2008-2009 through 2011-2012, with a low of 7.6% and a high of 8.3%. These rates closely mirror the national rates from the same time period with a low of 8.1% and a high of 8.7%. See appendix Behavior Health Barometer table.

Local data on the rate and impact of domestic violence in the City of Norwalk is not readily available. The Domestic Violence Counts point-in-time survey conducted by the National Network to End Domestic Violence provides a state level snap-shot of the number of victims of domestic violence and their needs during a 24 hour period. On September 17, 2013, in Connecticut, 855 victims of domestic violence were served: 303 adults and children received housing assistance and 552 adults and children received counseling, legal advocacy and participated in children's support groups.

What are the housing and supportive service needs of these populations and how are these needs determined?

These populations require truly affordable and accessible housing and improved public transportation. Consultations and public meetings with housing and service providers and persons with disabilities made clear that even with public assistance it is increasingly difficult for non-homeless special needs residents of Norwalk to secure safe and clean housing within a fixed and limited budget. The need for job opportunities within the City and improved public transportation, specifically hours of operation, between Norwalk and the surrounding communities is also a high priority.

The housing and supportive needs of the elderly, persons with disabilities – which includes elderly persons, victims of domestic violence, and persons diagnosed with HIV/AIDS are varied. Some of these people do not need any assistance. The types of appropriate housing assistance range from direct financial assistance, to accessibility accommodations, to wrap-around services, to assisted living. The Norwalk Housing Authority houses persons with disabilities. The majority of these residents have mental health issues and they require supportive mental health (counseling) services. Of those with physical disabilities, mobility is the major issue, requiring physical adaptation on the housing unit. Comments from those with disabilities who responded to outreach was that physical adaption of their environment as well as affordable

housing was the appropriate response to their need. In addition to the NHA, local nonprofit service providers provide housing assistance to the special needs population.

The National Network to End Domestic Violence Domestic Violence Counts summary for the State of Connecticut indicates that at a point-in-time in late September 2013, domestic violence service providers were unable to meet 103 requests for assistance from victims. Of those unmet needs, 95% were for housing assistance. Providers report limited staff and reduced government funding as the primary reason they are unable to meet every victim's need.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Norwalk does not receive Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding from the U.S. Department of Housing and Urban Development. The Mid-Fairfield AIDS Project provides housing and services to persons with HIV/AIDS who live in Norwalk. The Mid-Fairfield AIDS project has received funding from a range of sources including, assistance in the form of a loan through Community Development Block Grant administered by the Norwalk Redevelopment Agency and a HOPWA grant from the City of Bridgeport. The Connecticut Department of Public Health HIV/AIDS Surveillance Program provides city level profiles of new diagnoses cases of HIV and people living with HIV/AIDS. From 2002-2012, 160 new diagnoses of HIV have been made to people living in Norwalk: 12 in 2010, 9 in 2011 and 7 in 2012. Since 2010, over 75% of new HIV diagnoses in Norwalk have been in men, and in 2012, 100% of new diagnoses were in men. The lowest rate of new diagnoses within the Black population from 2002-2012 occurred in 2010, the same year as the highest rate of new diagnoses with in the Hispanic populations. As of 2012, 37% of people living with HIV/AIDS were Black, 22% Hispanic, 37% White, and 4% Other. Black and Hispanic people are impacted by HIV/AIDS at a rate far greater than their representation in the City of Norwalk's general population. See the appendix for the Rate of New HIV Diagnoses by Race/Ethnicity.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Norwalk is a densely populated City. Quality parks, open space and recreational facilities are key elements in the urban fabric, across the broad spectrum of Norwalk households; supporting mixed-income housing developments and neighborhoods. For instance, housing studies across the country indicate younger, higher income “millennials” are interested in well-maintained parks within walking distance. Open space and recreation facilities are critical for low- and moderate-income areas, which are often densely populated with families. Younger children and youth need recreation facilities for development and activities to facilitate healthy lifestyles and provide an alternative to delinquent behavior.

Improvements to neighborhood centers and senior centers have been important to meeting the educational, recreational and nutritional needs of youth, families and seniors.

The Choices Neighborhood Initiative (CNI) embraces these priorities. Street, public safety improvements as well as improvements to Ryan Park will help create a suitable healthy living environment as part of the CNI Implementation Plan.

How were these needs determined?

The Norwalk Recreation and Parks Department continually evaluates its facilities and considers input from neighborhood residents. The Department and its consultants reach out through surveys and public meetings. One of the most recent efforts was for master planning in 2012. The results again confirmed the importance of parks, open space and recreation, with detailed information about specific improvements.

The Norwalk Choice Neighborhood Initiative was built on a Transformation Plan that reached out to residents of Washington Village and the surrounding neighborhood. Parks, open space and recreational facilities become a priority to complement the new housing development, replacing existing housing units at Washington Village, and becoming a marketing feature for the new workforce and market rate housing. Improvements for parks and the neighborhood center tie the new development to the existing low- moderate-income neighborhood.

The general platform for public facility needs analysis was set with Norwalk's Plan of Conservation and Development in 2008. Extensive outreach to residents of all neighborhoods was an essential building block for the Plan. Those priorities Open Space and recreation are still important, including: water access, views of coastal areas general availability of open space. Also featured as a priority was greater diversity to accommodate all user types.

Describe the jurisdiction's need for Public Improvements:

Given the age of the City, infrastructure maintenance and improvement needs (road, sidewalk, sewer, storm water drainage) are continuous and considerable. Construction of infrastructure improvements also must be environmentally sensitive, particularly for waterfront work.

Redevelopment of residential neighborhoods and the Wall Street district will include infrastructure improvements, to complement housing and business development and rehabilitation. Accessibility improvements for pedestrian ways throughout the City is a need detailed in recent public meetings

Superstorm Sandy's flooding devastated portions of Norwalk. Rebuilding efforts for flood mitigation infrastructure will continue over the next five years.

Commercial area redevelopment needs include improvements in several areas: streetscape (landscape, transit stops, benches, wayfinding signage), lighting, parking, traffic calming, façade improvement, public building site improvement and bicycle and pedestrian way improvements, including accessibility improvements.

How were these needs determined?

The general reference for Public Improvements is the Norwalk Plan of Conservation and Development, which embraced environmental sensitivity for all infrastructure improvements. The Implementation Plan for the Choice Neighborhood Initiative in South Norwalk, details infrastructure improvements, including stormwater management work. Wall Street area improvement needs are detailed in the Wall Street Planning Update (2012) which built on plans dating back to 1956 and 1986 (Norwalk Business District Management Plan).

Other planning efforts include the work of the City's Human Rights Commission, which analyzed the needs for pedestrians who have disabilities. Outreach as part of the Consolidated Planning effort also identified public facility needs, particularly for persons with disabilities.

The Implementation Plan for the Choice Neighborhood Initiative analyzes neighborhood need for public improvements. Storm water management and improvements are a critical part of that plan, since Superstorm Sandy had such a serious effect on the neighborhood.

Describe the jurisdiction's need for Public Services:

The City of Norwalk defines need for public services in the continuous effort to break the poverty cycle and particularly the presence of homelessness. The need for services extends to both the symptoms of poverty, such as homelessness, domestic abuse, substance addiction and the underlying causes. Emergency treatment deals with symptomatic causes of poverty. This includes facilities and programs for the homeless and those suffering domestic abuse and

family disintegration. Systematic need for longer-term support for self reliance includes: education, job training, health services, nutritional needs, and other personal skills.

How were these needs determined?

Documentation from the Continuum of Care, including the annual application, provides a perspective and direction for serving the homeless with housing and social services. United Way of Coastal Fairfield County provides the City with a perspective on public and social services. United Way collects and analyzes data on education, employment and health care, among other categories. One recent effort is analyzing employment challenges for single parent households. In addition to data analysis, United Way makes policy recommendations. The Norwalk Housing Authority (NHA) continually interacts with residents to determine need. The NHA Resident Advisory Board meets regularly and NHA staff has continuous client contact. Outreach as part of the Consolidated Planning effort also identified public service needs, particularly for persons with disabilities.

Again, the Transformation Plan for the Choice Neighborhood Initiative (CNI) analyzes public and social service needs for the neighborhood and provides specific direction. The City is joined by partners for the CNI, including the Norwalk Housing Authority, the Norwalk School District, health and social service providers and others.

Each year the City assesses public and social service needs through an application process with area nonprofits which indicate need and their approaches to meet that need.

IV. Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

While the majority of housing in Norwalk is in single-family structures, there is a great diversity to the housing stock. The housing stock is increasing at a remarkable rate compared to other communities in Connecticut: from 2010 to 2014, 1,169 housing units were built in Norwalk; 2,000 multi-family units are projected to be built before 2020.

This growth is a strong indicator that Norwalk is in a recovering job market and recovering from the recent recession. Johnston Controls, Inc. prepared a housing market study for Norwalk in 2014 and reports a low vacancy rate and rents that are significantly higher than HUD's fair market rents (FMRs). Available data from the census indicated that median home values have increased 85% from 2000 to 2011 and median contract rent has increased 44%. The City has worked to provide affordable housing and presently 11% of the housing stock is qualified as affordable under the Connecticut Affordable Housing Appeals Act. However, there is still a need for affordable housing. One indication of housing need is the waiting list in households for housing at the Norwalk Housing Authority (NHA): 2,024 for public housing and 1,151 for Section 8 vouchers or certificates. The average wait for public housing is over two years.

The City of Norwalk has a significant stock of older housing construction; 30% of owner-occupied and 33% of renter-occupied housing was built in 1950 or earlier. Approximately 950 children may be at risk of lead poisoning since their homes were built before 1979 when lead paint was prohibited.

While homelessness is a persistent issue in Norwalk and elsewhere in the region, nonprofit agencies work to address those issues, including the Open Door Shelter, which is the primary emergency homeless shelter in the City.

Norwalk has some concentration of minorities and low- and moderate-income residents in the urban corridor. A number of projects planned or under construction in this area will provide market housing and affordable units. For instance, WayPointe is projected to complete 658 units of residential housing and Head of the Harbor, 135 units. The most significant redevelopment project in Norwalk is the Choice Neighborhood Initiative (CNI) in South Norwalk. The project area is has a concentration of minorities and low-income residents. The core project for the CNI will provide a total 273 units of housing, which will replace the public housing units at Washington Village and include additional workforce and market rate housing. The City will undertake a concentrated housing rehabilitation program to address issues with existing housing. The CNI goes well beyond a housing element with a 'people plan' to address

workforce development, safety, parks and recreation, education and health care. The City will extend support to small businesses with technical assistance and financing. Broad organizational efforts will be extended to the business community to address organizational issues, promotion and marketing, and building design. In addition, the South Norwalk Community Center is undergoing extensive renovation work.

The WorkPlace, a nonprofit in Bridgeport, and the Norwalk Community College are leaders in workforce transition and training and provide these services to the Norwalk population.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The majority of housing in the City of Norwalk is single-detached and one-unit attached structures. Recently, the preponderance of housing development has been multi-family structures. According to the “West Fairfield County and Norwalk Multi-Family Rental Sector Report” prepared by Johnson Controls, Inc. (JCI) from 2010-2014, 1,169 units were added in Norwalk as opposed to 494 in the previous five years. “Multi-family permitting more than doubled in Norwalk just in the past two years (2012-2013) relative to the previous two-year period (2010-2011).” Approximately 2,000 multi-family units are slated to be added to the City of Norwalk’s housing inventory by 2020.

This pattern of development is encouraged by policy at the City and State level. Housing growth is related to the health of the financial services industry in nearby Stamford and Manhattan, accessible with a reasonable commute. In 2011 transit oriented development district strategy was prepared for the City by a group of private consultants. The strategy makes land use, design guideline and economic development recommendations. As new housing units come on-line in Norwalk the Redevelopment Agency is working to ensure the number of affordable units increases. The Connecticut Affordable Housing Appeals Act, Section 8-30g of the Connecticut General Statutes “requires local governments to have at least 10% of their local housing stock affordable to households below 80% of area median income to retain full control over the zoning permit process when affordable units are proposed.” The City has adopted an inclusionary zoning ordinance, in the urban core, in compliance with State regulations, which requires market rate developments to set aside ten percent of units to be affordable with a preference for these units to be located in mixed-income projects. These regulations have been instrumental in Norwalk maintaining approximately 11% of its housing stock as affordable. While the City meets and exceeds 8-30g requirements, Norwalk residents need more affordable housing.

Housing growth in the City of Norwalk during the next five-years will be a combination of infill and new development. In June 2014 the City of Norwalk’s Choice Neighborhood Implementation grant was approved by the U.S. Department of Housing and Urban Development. The Choice Neighborhood Initiative will replace 136 public housing units and bring about 273 assisted, affordable and market rate rental units. As reported in the “Market Study Summary Report: Proposed Preferred Plan – Washington Village/South Norwalk” prepared by CBRE (CB Richard Ellis), this development will occur on three adjacent sites with a total of 6.55 acres: the Norwalk Housing Authority owned Washington Village site and two City-owned parcels. Other ongoing development projects in the City include Norwalk Town Center/WayPointe, Wall Street Place, Norden Place, Head of Harbor and District 95/7 South Norwalk. The rental apartment component of the Norden Place project is complete and the

homeownership portion of the project is still under construction. District 95/7 South Norwalk is a commercial project oriented toward retail and hotel development.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,189	49%
1-unit, attached structure	1,758	5%
2-4 units	7,604	20%
5-19 units	5,753	15%
20 or more units	4,595	12%
Mobile Home, boat, RV, van, etc	45	0%
Total	38,944	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	132	1%	562	4%
1 bedroom	1,913	8%	5,804	46%
2 bedrooms	5,702	24%	4,253	33%
3 or more bedrooms	15,980	67%	2,117	17%
Total	23,727	100%	12,736	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2012-2013, the City of Norwalk had 2,772 project based subsidized units and 930 Section 8 Housing Choice Vouchers. Of those units, 565 were deed restricted; 1,540 have two or more bedrooms and are suitable for families with children; 2,374 were federally assisted units (557 elderly units); 796 were state assisted (97 accessible units, 124 elderly units); 306 were locally assisted; 95 were produced by private developers (18 accessible units); 131 were produced by private nonprofit developers (15 accessible units).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition, National Housing Preservation Database from January 1, 2015 to January 1, 2019, subsidies to nine housing projects will expire, impacting 467 units. These subsidies include U.S. Department of Housing and Urban Development project based rental assistance, Section 202 Direct Loans, Low-Income Housing Tax Credits, HOME funding, Public Housing and State HFA 236. The majority of these units house the elderly. While scheduled for expiration, the subsidies may be renewed, as typically is the case nationwide.

Does the availability of housing units meet the needs of the population?

The Norwalk rental housing market is tight and does not meet the needs of all residents, especially low-income residents. The “West Fairfield County and Norwalk Multi-Family Rental Sector Report” prepared by JCI reports that vacancy rates in Norwalk were below 5% in 2012, but are expected to increase to 7.91%-5.47% in 2015 and decrease to 4.11%-2.76% in 2020. At low vacancy rates landlords are able to demand high rents and tenants have little recourse. As represented in table five in the housing needs summary tables in the Needs Assessment Section NA-10, over 90% of households reporting one housing need indicated a housing cost burden greater than 30-50% of the income. Currently, the waiting list for housing at the Norwalk Housing Authority is as follows: 2,024 households for public housing and 1,151 households for housing choice vouchers. According to annualized data provided by the Connecticut Coalition to End Homeless the homeless management information system lead for the Norwalk/Fairfield County Continuum of Care, in 2013-2014, 529 adults and children in Norwalk experienced homelessness.

Describe the need for specific types of housing:

Available data and community outreach indicate that Norwalk needs affordable housing for a broad spectrum of the market below 100% of the median income: individuals, families, seniors and people with disabilities. Consultation with community stakeholders indicates that there is a particular need for rental and homeowner units with three and four bedrooms. It is believed that larger rental units have been illegally modified into multiple smaller units, further decreasing the inventory of larger apartments which can accommodate large families. The need for three and four bedroom apartments is supported by the data in table 5. The Needs Assessment Section NA-10 shows that single family renter and owner households in the 0-50% of AMI range are most impacted by crowding.

The Norwalk Housing Authority has specific needs relative to public housing. In particular, Washington Village’s, 136 units of family housing needs to be replaced. The development was severely effected by Superstorm Sandy.

Discussion

In general, public policies affecting the cost and production of affordable housing are modified by specific zoning by-laws. Production is enhanced in Connecticut through the following: inclusionary zoning (a percentage of housing developed in the marketplace being set aside for affordable use and usually placed within mixed-income developments); accessory apartments (particularly effective in enabling low-income elderly owners to continue living in the community); overlay districts permit increased density and state funding support and enable affordable units within mixed-income developments; C.G.S. Section 8-30g is a state law which permits the state to override local zoning for a specific development if local government does not meet minimum affordable housing goals.

The City is utilizing such features as density bonus provisions and inclusionary zoning. Inclusionary Zoning was established in the City to enhance the public welfare through increasing the production of housing affordable to persons of extremely low-, low- and moderate-income. The City requires new, converted or renovated housing development to include 10% of housing units that shall be affordable to persons of extremely-low, low- and moderate-income when 20 or more units have been built. Accordingly, the provisions of this section are designed to: increase the supply of rental and ownership housing in the City of Norwalk that is available and affordable to low- and moderate-income households; exceed the 10% affordable housing threshold established by the State of Connecticut; encourage greater diversity and distribution of housing to meet the needs of families and individuals of all income levels. Promising solutions to local affordable housing development include a greater willingness to plan for affordable housing. The City has illustrated its readiness to take steps in that direction.

The City has worked to address affordable housing issues with programs for housing rehabilitation and partnered with the Housing Development Foundation for affordable housing development. Also, the City makes accessory apartments a part of its affordable housing program. City regulations facilitate the creation of additional housing units throughout Norwalk through this accessory apartment program.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction– Summary describing the cost of housing, housing trends, FMR, affordability and the housing inventory.

The cost of housing in Norwalk is high and quality affordable housing is limited. Creating and preserving the number of affordable housing units required to meet the needs of Norwalk’s low- and moderate-income residents is anticipated to be an ongoing challenge. Home values have skyrocketed 85% and rents 44% in the last ten years according to Census and American Community Survey data (see Cost of Housing table below). The majority of current and forecasted housing developments in Norwalk are multi-family projects. The largest segment of renters, 39.20%, paid less than \$1,000 per month in rent in 2007-2011. According to the “West Fairfield County and Norwalk Multi-Family Rental Sector Report” prepared by Johnston Controls, Inc. (JCI) during the same period of time the number of extremely low-income households far exceeded the number of units affordable to households in this income range.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	249,300	460,200	85%
Median Contract Rent	796	1,145	44%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,674	13.1%
\$500-999	3,329	26.1%
\$1,000-1,499	4,867	38.2%
\$1,500-1,999	1,851	14.5%
\$2,000 or more	1,015	8.0%
Total	12,736	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,930	No Data
50% HAMFI	4,470	500
80% HAMFI	8,370	1,580
100% HAMFI	No Data	4,320
Total	14,770	6,400

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,269	\$1,538	\$1,910	\$2,379	\$2,959
High HOME Rent	\$1,124	\$1,246	\$1,498	\$1,723	\$1,902
Low HOME Rent	\$1,123	\$1,204	\$1,445	\$1,669	\$1,723

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

In Norwalk there is insufficient housing for households in the 0-30% AMI range. The JCI report analyzed the number of households by income in 2014, in the City. The analysis revealed that 8,210 households earned approximately 30% or less of AMI. The majority of households at this income are likely renters or homeless; however some may be elderly homeowner households with fixed incomes. The housing affordability table above provides no data on the number of owner units available to households in this income range, as none or a minimal number of units exist. The difference between the number of rental units that exist in Norwalk and are affordable for households that earn at most 30% of HAMI (1,930) and the number of households with income less than or equal to 30% of AMI (8,210) is 6,280 units.

How is affordability of housing likely to change considering changes to home values and/or rents?

The Norwalk rental housing market is expected to be tight for at least the next ten years. Preserving and expanding the stock of affordable rental housing will continue to be an issue for the City. The “West Fairfield County and Norwalk Multi-Family Rental Sector Report” prepared

by JCI analyzed population growth estimates by the State of Connecticut and Nielsen for 2015-2020. JCI also considered the Norwalk housing construction pipeline. The State's projections were lower than Nielsen's. Due to the variance in base population numbers, by 2025 the City is projected to have anywhere from an excess of 398 units or a scarcity of 523 units. These numbers do not account for increased migration or changes to the housing pipeline in the next ten years. The report also estimates that vacancy rates will range from 7.91%-5.47% in 2015; 4.11%-2.76% in 2020; and 0.24%-0.80% in 2025. Vacancy rates of over 5% indicate a renters market, meaning renters have more leverage when negotiating rates with landlords. There is potential for some relief for renters in 2015, but it is not expected to last.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The "West Fairfield County and Norwalk Multi-Family Rental Sector Report" prepared by JCI reports median market rate rents in Norwalk by type of unit as follows: studio - \$1,485; one-bedroom - \$1,822; two-bedroom - \$2,297; and three-bedroom - \$2,629. These rents are significantly greater than Fair Market Rent (FMR) and high- and low-HOME rents as determined by HUD. The smallest differential between area market rates and subsidized rates is for three-bedroom FMR units; the greatest differential is between area market rate two-bedroom low-HOME units. Notably, new development in Norwalk is significantly over market, the "average asking rate in new buildings, built after 2000, are about 8% to 18% above the market average (JCI)."

The high rental rates require the City to be proactive and innovative in the strategies it employs to ensure that low- and moderate-income residents in Norwalk are able to make meaningful choices when it comes to selecting housing. The City is effectively using inclusionary zoning to bring the required minimum level of new affordable housing units to market. The Norwalk Redevelopment Agency is leveraging HUD resources with those from the City's Capital Budget as well as State and private grants to acquire and rehab residential units into homeownership and rental opportunities and keep the units affordable in perpetuity through deed restrictions on the property.

Discussion

During the last five-year the Norwalk Redevelopment Agency (Agency) has been operating under a relatively high level of financial uncertainty as the amount of U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD), Community Development Block Grant (CDBG) dollars has been unpredictable. HUD's CPD budget has been repeatedly cut, impacting allocations to entitlement communities. In the face of the challenges associated with this type of uncertainty the Agency has worked with its available resources to meet the housing needs of the low- and moderate-income residents of

Norwalk to the best of its ability. The Agency will continue to working toward making safe, clean and affordable housing available to residents of Norwalk.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction – Describe significant characteristics of the existing housing supply, including age, condition, the number of vacant and abandoned units, and the risk posed by lead-based paint.

The housing stock in Norwalk is aged, but the number of new multi-family units brought online since 2010 significantly impacts the distribution of renter-occupied units by year built. According to 2007-2011 CHAS data 80% of owner-occupied and 76% of renter-occupied units were constructed prior to 1979. The age of the housing stock has implication on the need for housing (owner and renter-occupied) rehab and lead abatement. Nearly 50% of owner-occupied and renter-occupied units experience one housing condition. Housing conditions, similar to housing problems are discussed in the Needs Assessment Section NA-10, include the following: lacks complete plumbing facilities, lacks kitchen facilities, more than one person per room and cost burden greater than 30% of income. Housing cost burden greater than 30% of income impacts 93% of renter and owner households reporting a housing problem.

Definitions – Describe the jurisdiction’s definition for “standard condition” and “substandard condition but suitable for rehabilitation.”

Standard Condition – The unit meets the U.S. Department of Housing and Urban Developments Housing and Quality Standards and all state and local codes.

Substandard Condition but Suitable for Rehabilitation – The unit is in poor condition and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,870	46%	6,250	49%
With two selected Conditions	300	1%	303	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,557	53%	6,183	49%
Total	23,727	100%	12,736	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,173	5%	664	5%
1980-1999	3,520	15%	2,306	18%
1950-1979	11,944	50%	5,539	43%
Before 1950	7,090	30%	4,227	33%
Total	23,727	100%	12,736	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,034	80%	9,766	77%
Housing Units built before 1980 with children present	605	3%	340	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

The Norwalk Redevelopment Agency (Agency) is aware of the presence and negative impact of vacant and abandoned residential and commercial properties on the communities in which they are located. The American Community Survey (2009-2013) of the U.S. Census estimates that 1,930 housing units were vacant, this is just over 5% of all housing units in the City of Norwalk. The majority of vacant housing units are in the rental market; 4.4% of rental units were vacant while only 0.8% homeowner units were vacant. The Agency is working to turn vacant residential and commercial units into properties that contribute to the vibrancy of communities through its Housing Rehab Program, Choice Neighborhoods Initiative and non-housing community development projects.

Need for Owner and Rental Rehabilitation

The City of Norwalk has a significant stock of older housing construction. As indicated above, 30% of owner-occupied and 33% of renter-occupied housing was built in 1950 or earlier. The

majority of owner- and renter-occupied housing was built between 1950 and 1979. Based on the age of these structures and wear and tear on housing there is a need for housing rehabilitation in the City of Norwalk.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead poisoning causes serious and permanent health deficits. Presence of lead-based paint in the home is the greatest cause of lead poisoning. Homes built prior to 1979 are most likely to have lead-based paint, putting residents, especially children, at risk. According to the above table titled Risk of Lead-Based Paint Hazard, 80% of all owner-occupied units and 77% of all renter-occupied units were built before 1980; children reside in approximately 3% of owner- and renter-occupied units. Approximately 950 children may be at risk of lead poisoning.

The Connecticut Department of Public Health (DPH) has monitored blood lead levels throughout the State since 1994. In May 2013, DPH adopted a more conservative blood lead level to positively diagnose lead poisoning, greater than 5 µg/dL is currently the minimum blood lead level required to indicate poisoning. DPH's "Annual Disease Surveillance Report on Childhood Lead Poisoning" reports that lead poisoning can "harm children in terms of the IQ, cognitive functions, and academic achievement." According to the same report, in Norwalk in 2012, 49 children under the age of six tested positive for lead poisoning, which is 2.3% of all children who were tested. Approximately 63% of children ages nine months to two years were screened.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Norwalk Housing Authority (NHA) is the City’s primary source of assisted housing with 1,077 public housing units and 715 vouchers. In 2014, the NHA, along with the Norwalk Redevelopment Agency, was awarded a Choice Neighborhood Implementation grant that will replace 136 public housing units at Washington Village with 273 mixed income units, of which, 126 will remain as public housing units. The development will include 67 workforce housing units and 70 market rate units. Ongoing planning efforts will be undertaken to further identify needs and outcomes as part of the Choice Neighborhood Initiative. The NHA’s waiting list is as follows: 2,024 households for public housing and 1,151 households for Section 8 vouchers or certificates. The average wait for public housing is over two years. That extended wait clearly demonstrates the need for additional assisted housing in Norwalk.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	163	1077	715	0	680	0	25	10
# of accessible units									

Table 36 – Total Number of Units by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternative Data Source: Characteristics of housing authority residents

Describe the supply of public housing developments:

The Norwalk Housing Authority has 18 developments located throughout the City, with 1,077 units. Of those developments, eleven are family and seven are senior housing.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The condition of the housing developments is noted through the numerical score used by HUD’s Real Estate Assessment Center. In addition to the Federally financed developments listed below, the NHA also has Colonial Village, 200 units of family housing; 16 School Street, 34 units of family housing; and Ludlow Commons, 44 units of housing for the frail elderly.

Public Housing Condition

Public Housing Development	Average Inspection Score
Washington Village	80b
Roodner Court	56c
Senior Court	85b
Irving Freese Apartments	89b
Leroy Downs Apartments	80b
John Shostak Apartments	89b
20 West Ave.	80b
King Kennedy Homes	88b
Meadow Gardens	80c
11 Fort Point St.	80c
Elmwood Ave.	80c
36 Fairfield Ave.	88b
23 Chapel St.	80c
356 Main Ave.	80c
Ludlow Village	88b

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Washington Village is in critical need because of the recent storm damage and ongoing threat of tidal flooding. Because of their age, the following public housing developments are also in need of major repairs: Colonial Village, 200 family units; Roodner Court, 218 family units of family housing; Senior Court, 60 senior units.

While the NHA has 81 units of accessible housing, more accessible housing is needed for these developments to meet current HUD standards for number of accessible units for NHA developments.

In general, the current physical needs assessment of the NHA's properties indicate rehabilitation needs in excess of \$30 million, excluding Washington Village.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The NHA is funded with approximately \$ 1 million annually from the HUD Capital Fund and prioritizes improvements as follows: health and safety issues and meeting ADA requirements; heating systems; other needs, with priority to older properties.

By far, the largest capital improvement for the NHA is the Choice Neighborhood Initiative project which will replace 136 units of housing at Washington Village (an NHA family development) with 273 units of mixed income housing. In addition to the 136 replacement units for Washington Village, the development will include 67 workforce-housing units and 70 market rate units. The development will include a Community Center with fitness room a leasing and management office and a resource center, which will include space for service providers, case management workers and a computer center.

Further, the development will provide a healthier environment for Washington Village residents and help them become economically self-sufficient and more able to meet their personal wellness goals. Through intensive case management, each family will be connected to services and programs to help them achieve their goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center and Norwalk Hospital. The plan also includes educational improvements and reforms. Also, school age children will be able to enroll in the after school Learning Center program and the NHA Scholarship program. The NHA also has an education initiative with two components – the Learning Center and the Scholarship Program. NHA Learning Centers enroll over 200 children in the 2nd to 8th grade in its after-school programs.

The NHA works to encourage self-sufficiency, reduce dependency and help break the cycle of poverty. The NHA has 105 participants in the targeted Family Self-Sufficiency program. This program serves a range of households with programs ranging from managing finances to establishing careers and improving employment. Five people have graduated from the program in 2014 with an average escrow disbursement for graduates of \$6,357 which is used for further education, homeownership and other productive uses.

Accessibility is a major goal for the NHA. The NHA has a long term plan to have at least 5% of all units accessible. In addition, the NHA responds to requests for reasonable accommodations

with improvements including bathroom and kitchen changes. Also, common areas, including the NHA offices, are routinely being improved with accessibility improvements. NHA will continue to seek assistance from the City for accessibility improvements in its units.

Discussion

The City of Norwalk will continue to rely on the NHA as the major provider of subsidized housing. The Choice Neighborhood Initiative (CNI) partnership between the Norwalk Redevelopment Agency and the NHA is emblematic of a close and productive working relationship. The CNI will produce replacement public, workforce and market rate housing over the next three years. The CNI will also reach out to the existing Washington Village residents for self-sufficiency and personal wellness.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The homeless housing and service providers in the City of Norwalk are dedicated to preventing and ending homelessness in the near-term. These organizations work collaboratively through a range of organizational structures including the Norwalk/Fairfield County Continuum of Care (CoC). In 2013-2014 the programs in the Norwalk/Fairfield County CoC provided 1 seasonal bed, 14 overflow beds, 5 undesignated beds at emergency shelters. These beds are not targeted toward a specific population. During the same year there were 62 unassigned beds at permanent supportive housing sites.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	61	N/A	10	61	N/A
Households with Only Adults	80	N/A	0	95	N/A
Chronically Homeless Households	0	N/A	0	108	N/A
Veterans	0	N/A	0	0	N/A
Unaccompanied Youth	0	N/A	0	0	N/A

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name: Homeless housing: 2014 HIC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Members of Norwalk/Fairfield County Continuum of Care (CoC), including Open Door Shelter, the primary emergency homeless shelter in the City, work to ensure homeless clients are receiving all eligible benefits and are participating in applicable assistance programs. According to the Norwalk/Fairfield County 2014 CoC Application, during the program year the top three mainstream programs in which clients were enrolled were the Supplemental Nutritional Assistance Program (51.53%), MEDICAID (30.67%), and MEDICARE (17.79%). All members of the Norwalk/Fairfield County CoC provide clients with transportation assistance to attend mainstream benefits appointments, employment training or jobs. The Open Door Shelter has run an onsite job-training program, Hope Works, since 2010.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Domestic Violence Crisis Center – The Domestic Violence Crisis Center (DVCC) is a nonprofit organization committed to "promoting the fundamental right of all individuals to be safe in the personal relationships." Staff counselors, educators and attorneys provide expertise in domestic violence and advocate for clients in the court system and medical community; offer SafeHouses; and educate and train the community. DVCC provides bilingual services and is the only domestic violence agency serving the cities and towns of Stamford, Norwalk, Westport, New Canaan, Darien, Wilton and Weston, Connecticut.

Open Door Shelter – The Open Door Shelter is the Emergency Shelter in Norwalk. Open Door Shelter is a nonprofit homeless housing and services organization that provides nightly shelter, food assistance, job training and supportive housing. Open Door Shelter's mission is to "effectively address the causes and complexities of the homeless and working poor by providing shelter, food, clothing, case management and treatment services, transitional planning for short and long term goals, subsidized housing, education, employment and a path toward independence and success."

Family and Children's Agency – Family and Children's Agency is a nonprofit human services organization in Norwalk. Its services and programs are targeted toward children and families, youth, adults and home care for seniors. The organization has offered homeless services since 1986. These services include homelessness prevention, services to the homeless and supportive housing.

Homes with Hope – Homes with Hope is a nonprofit organization based in Westport, Connecticut which operates permanent supportive and affordable housing units in Norwalk. The organization was launched in 1984 and supports the homeless and those at-risk of homelessness in the communities they serve (including Norwalk) by providing food, safe shelter, permanent supportive housing, and supportive services to assist clients in achieving independence.

Mid Fairfield AIDS Project – The Mid-Fairfield AIDS Project (MFAP) was "founded in 1987 by individuals from a variety of local organizations in cooperation with the Norwalk Health Department and Norwalk Hospital as an initial response to HIV/AIDS. MFAP's mission is to act as a direct and indirect service provider and advocate for all those affected by HIV/AIDS and to enhance their quality of life by developing and fostering the necessary resources to attain this goal."

Malta House – Malta House is a nonprofit organization in East Norwalk providing housing and services to homeless families, especially pregnant women and their newborns. The organization provides residential, educational and mentorship programs, and food assistance.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The central organization of the City of Norwalk's social service providers has faltered over the years as the Department of Social Services no longer exists and the local Community Action Program (CAP) closed in 2014. Without these unifying entities people in need and provider organizations are depending heavily on the United Way's 211 system to assess and direct calls. Other entities are stepping up to coordinate efforts of providers, but there is underlying concern among providers that without a designated City department or an effective CAP some people in need may be slipping through the cracks.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Among the elderly and frail elderly there is a growing need for housing assistance. In Norwalk, according to HUD's 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, households with at least one person over the age of 62 comprised approximately 35% of the population at or below the 80% AMI range, and of those households about 42% were in the 0-30% AMI range. As indicated in the Non-Homeless Special Needs Assessment section NA-45, the rate of disability dramatically increases within the people aged 65 and over category; over 40% of all people reporting an independent living difficulty in the 2009-2011 American Community Survey (ACS) were aged 75 and older. It is increasingly beneficial for elderly to age-in-place and have access to service-enriched housing.

Since the writing of the last Consolidated Plan in 2010, the rate of reported disability in Norwalk's populations has decreased modestly from 10% down to 9.4% (2007-2011 ACS). The 2009-2011 ACS estimates that approximately 22% of persons with disabilities aged 18 and over have income below the poverty level. Consultations in 2014 with housing and service providers meeting the needs of persons with disabilities and a focus group with persons with disabilities revealed a need for quality, accessible and affordable housing. There are persons with disabilities receiving disability, Section 8 vouchers and other assistance that have been unable to find suitable housing which they can afford. The need for affordable and accessible housing in Norwalk is high.

According to the Substance Abuse and Mental Health Services Administration (SAMHSA) the majority of persons reporting abuse of alcohol or illicit drugs do not receive treatment. It is likely that Norwalk is not unique. As substance abuse is one of the top three self-reported

causes of homelessness at the Open Door Shelter, it is reasonable to conclude there is a need for substance abuse prevention and treatment programs in Norwalk.

As indicated in the Housing Needs Assessment section NA-10, the Domestic Violence Crisis Center (DVCC) is the primary social service provider meeting the needs of victims of domestic violence in Norwalk. DVCC provides temporary shelter to approximately 140 people a year, about three-quarters of whom are families. And in a typical month, the Housing Advocate at DVCC provides information to approximately 20 clients. DVCC staff indicate survivors of domestic violence in Norwalk are greatly in need of high quality affordable housing.

Those diagnosed with HIV/AIDS face unique on-going medical needs. Meeting regular medical needs can be challenging and it becomes more challenging when combined with limited income, precarious housing and behavioral health issues. The Mid-Fairfield AIDS Project (MFAP) is the primary provider of Housing Opportunities for Persons with AIDS (HOPWA) assistance in the Norwalk area. From July 1, 2013 through June 30, 2014, of the 21 households MFAP provided tenant-based-rental-assistance to, seven exited the program and of those, five left to private housing and two received other subsidies. Access to quality affordable housing as well as case management support is instrumental to facilitating MFAP HOPWA clients' transition to self-sufficiency.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Connecticut Departments of Public Health (DPH) and Mental Health and Addiction Services (DMHAS) formulate policy at the State level dictating discharge policy for hospitals. These policies require plans identifying patients' needs and the resources to meet those needs, including housing. Norwalk/Fairfield County Continuum of Care (CoC) members only accept patients being discharged who have no other resort. Hospitals work to discharge patients to families, market-rate housing, extended care, rehabilitation, substance abuse treatment facilities, or group homes.

There is a gap between these policies and the experiences of homeless and non-homeless special needs housing and service providers in Norwalk. These stakeholders report, at the worst, patients are discharged from health and mental health institutions into homelessness. And at best, patients are discharged to emergency homeless shelters with medical conditions requiring anything from 24/7 oxygen treatments to complicated mental health drug treatments. Current programs do not adequately ensure that persons returning from mental and physical health institutions receive appropriate supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Norwalk will work on multiple fronts to address the housing and supportive needs of persons who are not homeless but have other special needs. The City is committed to allocating the maximum amount of CDBG funds, 15% of the City's annual allocation, to public services. The annual goals associated with the priority need to make an increase in available social services will support non-homeless persons housing and service needs. These program year 41 goals are to serve approximately 900 people with basic services, approximately 100 people with health and mental health services, approximately 40 people with employment training, and approximately 300 people with housing services. People with special needs will benefit from these services. Furthermore, it is anticipated that one or more projects associated with the high priority need to modernize public facilities and infrastructure may address ADA requirements.

The Norwalk Housing Authority will continue to retrofit units to meet residents special needs and to meet ADA requirements and to work in conjunction with the Norwalk Redevelopment Agency on the Choice Neighborhood Initiative to add a significant number of "visitable" and accessible units to the housing stock in the City.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Norwalk will work on multiple fronts to address the housing and supportive needs of persons who are not homeless but have other special needs. The City is committed to allocating the maximum amount of CDBG funds, 15% of the City's annual allocation, to public services. The annual goals associated with the priority need to make an increase in available social services will support non-homeless persons housing and service needs. These program year 41 goals are to serve approximately 900 people with basic services, approximately 100 people with health and mental health services, approximately 40 people with employment training, and approximately 300 people with housing services. People with special needs will benefit from these services. Furthermore, it is anticipated that one or more projects associated with the high priority need to modernize public facilities and infrastructure may address ADA requirements.

The Norwalk Housing Authority will continue to retrofit units to meet residents special needs and to meet ADA requirements and to work in conjunction with the Norwalk Redevelopment

Agency on the Choice Neighborhood Initiative to add a significant number of “visitable” and accessible units to the housing stock in the City.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The principal barrier to the development of affordable housing in Norwalk and the surrounding area is the high cost of real estate. The proximity to New York City and other locations of high-end employment in the finance industry has driven up real estate costs. As an example of those costs and values, Zillow reports that in December 2014 the median listed price of a single family in Norwalk was \$437,000; the median rent was \$2,000. Zillow projects that prices will increase by 1.6% over the next 12 months.

In general terms the lack of public financial resources in the face of these market conditions is also a public policy. Community Development Block Grant funds have decreased over the past ten years. The Norwalk Housing Authority has been unable to address persistent issues at Washington Village, a development of 136 units of family housing. This lack of financing became critical when Superstorm Sandy caused serious damage to the development. Fortunately, Federal funds were available on an emergency basis and the City has been approved for a Choice Neighborhood Initiative for South Norwalk, encompassing Washington Village. In addition to replacing the 136 units of housing at Washington Village, the development will include 67 workforce-housing units and 70 market rate units.

The Housing Development Fund, a nonprofit based in Stamford, CT, has been successful in providing affordable housing units in Norwalk by working with developers and providing favorable financing. The recession has decreased developer interest in residential projects.

The inclusionary zoning regulation is effective in Norwalk, but is limited geographically. The City defines an “urban core” area where affordable units are required for development approval of residential units. The public policy limitation leaves a large area of Norwalk, including real estate suitable for development of multi-family units, without that requirement for affordable housing.

Another barrier to affordable housing for people with disabilities is the City’s definition of group homes. Currently, Chapter #59-9 of Norwalk's housing code defines rooming houses as three unrelated individuals living together. Agencies assisting people with disabilities are contracting with owners of residential buildings to house people with disabilities. Previously these agencies sought properties for more than three unrelated individuals. For administrative and program reasons, these agencies are now seeking residential facilities for three clients. However, the housing code includes excessive requirements for certifying/permitting a rooming house which is an impediment to housing people with disabilities.

English language proficiency has been an issue for accessibility of affordable housing. For instance, if a person does not understand a housing program’s availability or requirements, that

can be a public policy issue. The City's most recent "Four Factor Analysis" uses 2005-2009 ACS data which indicates approximately 14.6% of Norwalk's population is LEP. Spanish is the most commonly spoken language among LEP persons (10.6%), followed by Greek, Italian, French and French/Haitian Creole. The City has effectively addressed language barriers with a Language Access Plan and instituted specific steps so persons with limited English proficiency can access housing programs. The private market place has responded with some language access among real estate brokers but language is still a barrier in the market place.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	85	102	0	0	0
Arts, Entertainment, Accommodations	3,753	3,347	10	8	-1
Construction	1,136	1,038	3	3	0
Education and Health Care Services	6,715	6,670	17	16	-1
Finance, Insurance, and Real Estate	5,281	3,899	14	10	-4
Information	1,614	2,488	4	6	2
Manufacturing	2,010	2,109	5	5	0
Other Services	1,897	1,646	5	4	-1
Professional, Scientific, Management Services	5,423	6,658	14	16	2
Public Administration	0	0	0	0	0
Retail Trade	5,352	6,050	14	15	1
Transportation and Warehousing	1,100	1,208	3	3	0
Wholesale Trade	1,812	2,282	5	6	1
Total	36,178	37,497	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	50,469
Civilian Employed Population 16 years and over	46,890
Unemployment Rate	7.09
Unemployment Rate for Ages 16-24	30.21
Unemployment Rate for Ages 25-65	4.73

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,966
Farming, fisheries and forestry occupations	1,399
Service	4,040
Sales and office	12,649
Construction, extraction, maintenance and repair	4,486
Production, transportation and material moving	2,319

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	30,027	68%
30-59 Minutes	9,846	22%
60 or More Minutes	4,166	9%
Total	44,039	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,837	281	1,578
High school graduate (includes equivalency)	9,006	650	2,346
Some college or Associate's degree	10,017	816	1,588
Bachelor's degree or higher	18,972	689	2,711

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	181	401	544	1,144	1,058
9th to 12th grade, no diploma	667	588	601	1,418	1,362
High school graduate, GED, or alternative	1,491	2,434	2,797	6,787	4,287
Some college, no degree	1,720	2,108	2,057	4,046	1,559
Associate's degree	250	815	1,276	2,119	366
Bachelor's degree	798	4,312	4,394	5,572	1,655
Graduate or professional degree	120	1,628	2,434	4,043	1,361

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,395
High school graduate (includes equivalency)	38,968
Some college or Associate's degree	42,448
Bachelor's degree	65,724
Graduate or professional degree	83,040

Table 45 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors, with share of workers, in Norwalk are: Education and Health Care Services (17%), Finance, Insurance, and Real Estate (14%), Professional, Scientific, Management Services (14%), and Retail Trade (14%).

Describe the workforce and infrastructure needs of the business community:

The Norwalk region was hard hit by the recession starting in 2007. The Comprehensive Economic Development Strategy report, "One Coast, One Future," estimated that 6,000 jobs would be lost in the insurance and financial services sector in the region. Job losses in New York City also impacted Norwalk, from where many commuters travel to Manhattan. Infrastructure needs include storm drainage, sewer and public housing issues associated with the damage caused by Hurricane Irene (2011) and Superstorm Sandy (2012).

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has several development initiatives. The South Norwalk Design District (SoNo) is a mixed used district featuring fine arts, hospitality and entertainment businesses just south of Interstate 95. For the past three years, SoNo has experienced strong small business growth that is expected to continue. One project under construction is The Pearl located at 99 Washington Street with 66 residential units, including six affordable units. Norwalk's 'urban corridor' connects SoNo and the Wall Street downtown area. Notable developments in that corridor include: WayPointe, a 658 unit residential and mixed use development currently providing construction jobs; Head of Harbor, 135 residential units with additional commercial space also currently under construction; Ironworks, 108 housing units and commercial space recently completed. Another site, 95/7, is a five-acre site cleared for development projected to have retail space to be completed by 2018. Norwalk is also implementing a Transit Oriented Development (TOD) Strategy around the South Norwalk Railroad Station, which provides commuter access to the region, including Grand Central Station in Manhattan.

In 2014, HUD approved a Choice Neighborhood Implementation grant for South Norwalk, adjacent to SONO and the TOD site. The core purpose of the Choice Neighborhood Initiative (CNI) is to build 273 residential units, some of which will replace 136 units at Washington Village. In addition to the 136 replacement units for Washington Village, the development will

include 67 workforce-housing units and 70 market rate units. The CNI will generate construction jobs for the next three years.

Infrastructure improvements, including street, sidewalk and storm drainage work are included in the CNI. Connectivity improvements for vehicular and pedestrian accesses are critical elements in the urban corridor work. Transit connections to the Railroad Station provide additional connectivity elements, complementing the parking garage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The WorkPlace is one of nine Regional Workforce Development Boards in Connecticut; Norwalk is in the WorkPlace's service area. The WorkPlace provides clients with application skills, job readiness skills and specific job training. In addition to staffing the American Job Center in Stamford, The WorkPlace reaches out with its American Job Center Career Coach, a mobile classroom bringing career services and computer training to the Norwalk Housing Authority and other locations. The WorkPlace's "Platform to Employment" is a national model to help long term unemployed with resume and interview skills and confidence building.

Norwalk Community College (NCC) concentrates on workforce development. The College's 46 course offerings include computer skills, public safety, real estate careers and English as a Second Language. Twenty-six certificate programs including bookkeeping, computer programming and software application, web design, health care and public safety certification courses. In August 2014, NCC opened the Center for Science, Health and Wellness, which will provide workforce training to nursing, allied health science and exercise science programs. The new Center and its programs are a response to the 2009 Comprehensive Economic Development Strategy report that the area had a shortage of health care workers.

The efforts of the WorkPlace, NCC and others in workforce training complement the City's community development efforts by linking job opportunities to Norwalk's population, addressing one of Norwalk's priority needs: expanding economic opportunity.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Workforce developers in Norwalk face three challenges. First, many job seekers are overqualified for available opportunities. The recession meant many employees in the finance and insurance industry lost their jobs. Taking another type of job with less compensation may be an option to job seekers with other family support. General and specific skill training provided by the WorkPlace and NCC will assist them. For others, a longer-term job search will be required. The Platform to Employment, offered by WorkPlace will assist those longer-term

unemployed. The second challenge is for under qualified job seekers. Increasing qualifications through skill development will assist those job seekers. The final challenge can be linguistic barriers. The City's "4 Factor Analysis" on linguistic barriers noted that Norwalk has a significant population whose first language is not English. NCC provides English as Second Language training with an emphasis on employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The Comprehensive Economic Development Strategy (CEDS) on record for Norwalk is titled "Coastal Fairfield County: Once Coast, Once Future" and was prepared by the Connecticut Economic Resource Center, Inc. in 2009. The Director of Economic Development for the City was a participant in the CEDS at the time.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Choice Neighborhood Initiative (CNI) for South Norwalk is a major redevelopment project for the City. The core element of the CNI is housing development, with a total of 273 units of housing; the CNI is also an economic development initiative, which includes workforce development. To start that process, a needs analysis found a high rate of unemployment (17%); only 60% of Washington village have earned income, few are enrolled in education or training and there is a need for financial literacy services. The CNI transformation plan is to make households economically stable and self-sufficient by connecting residents to employment training, creating a One Stop employment satellite in the neighborhood, increasing educational attainment, eliminating barriers to stable employment, and increasing financial literacy. To accomplish this, CNI will provide a Job Developer for the neighborhood. Also, NCC is a working partner for the CNI and is expected to provide job training.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

Housing problems could include overcrowding, cost burden and condition of existing housing. While the City's neighborhoods have different gradations of housing problems, the most significant concentration occurs through the urban corridor and particularly in South Norwalk, the site of the Choice Neighborhood Initiative (CNI). The site was chosen due to the concentration of housing problems. HUD awarded a CNI grant to Norwalk in 2014 for the redevelopment of the Washington Village public housing complex and surrounding neighborhood.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following census tracts have minority concentrations in Norwalk: 432, 434, 437, 440, 442, 444 and 445. A concentration of minorities is defined as over 60%. The following census tracts have a concentration of low- and moderate-income residents: 432, 433, 434, 437, 438, 440, 441, 442, 444 and 445. Low- and moderate-income is defined as 80% or less of the Area Median Income. It should be noted that income limits have been defined in accordance with HUD's uncapped income calculations. A concentration is between 44.9% and 93.8% of the population. Clearly there is an 'overlap' of census tracts enumerated above between high concentrations of low- and moderate-income and minority households.

What are the characteristics of the market in these areas/neighborhoods?

The general characteristics of these neighborhoods include a higher percentage of rental units and therefore a higher density of housing, older housing units and a higher incidence of lead paint in housing. The area also includes the train station with commuter service to New York City. The Transformation Plan indicated the CNI target area is bounded by Washington Street to the north, Dr. Martin Luther King, Jr. Drive to the west, Concord Street to the south and Water Street to the east. Within that area, census tract 441 has the following characteristics: only 24% of owner units affordable to households with 100% of the area median income, 57% of households with severe cost burden, and a vacancy rate of 19.36%.

Are there any community assets in these areas/neighborhoods?

The area of South Norwalk that includes the neighborhood designated by the Transformation Plan has significant assets. Norwalk Hospital is located in the area. Ryan Park and Mathews Park are used for active and passive recreation. Devon's Place is an accessible playground. Cultural and other recreation facilities include the Lockwood-Mathews Mansion Museum and Stepping Stone's Children Museum. The South Norwalk Community Center includes meeting

rooms, a gymnasium and function rooms. The Community Center is staffed community organizers. The Norwalk Police Department at One Monroe Street includes the central office for the police department and meeting rooms used for community outreach. Additionally, numerous social service providers are located within the Choice Neighborhood and within walking distance there is a fire station and the homeless shelter. Washington Street is known for its variety of small businesses and local restaurants.

Are there other strategic opportunities in any of these areas?

The two principal transportation assets in the area include Interstate 95, the major interstate highway on the east coast, and the South Norwalk train station, providing commuter rail connections to New York City and other Connecticut cities. The train station has a parking garage with 887 spaces. In 2011, Norwalk adopted a transit oriented development strategy, which is currently being implemented. SoNo is an arts and entertainment center that includes the Washington Street Historical District, established in the 1970s to preserve the architectural integrity of South Norwalk's commercial center. Restaurants, shopping and nightlife in SoNo are a major attraction for future residents of mixed income housing in the CNI. The Norwalk Maritime Aquarium, located at 10 North Water Street, includes 70,000 square feet of display space and an IMAX theater. The Aquarium is one of Connecticut's largest tourist attractions.

V. Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section presents a series of interrelated needs and resources, goals and strategies to address those needs based on input from the community and data analysis.

Norwalk has two areas of geographic priority. The Wall Street area is historically a commercial, arts and entertainment center; it has been the object of redevelopment efforts on a continuing basis. Most recently, the City has supported an investment in a theatre, which should act as a catalyst for regional entertainment and hospitality. South Norwalk, an area including a low-income housing development in critical condition, was severely affected by Superstorm Sandy in 2012. Norwalk was approved by HUD for a Choice Neighborhood Implementation grant in 2014 for the redevelopment of Washington Village and a portion of the South Norwalk neighborhood.

The City has four high priority needs and ten goals to address the identified needs for the Consolidated Plan. The first need is for increased high quality and affordable housing. To address this need the City will allocate funds for residential rehabilitation; the City is also working to fund a CDBG-eligible housing code enforcement program. The second priority is to expand economic opportunities through economic development technical assistance. The third high priority need is to modernize public facilities and infrastructure through public facility rehabilitation, public infrastructure modernization and community cleanups. The fourth high priority need is to increase available social services in the following areas: basic services; health and mental health services; employment training and; housing services (sequence does not denote priority).

Over the next five years the Agency will deploy an estimated \$4.2 million in U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds; approximately \$30 million in HUD Choice Neighborhood Implementation Grant funds; and over \$4 million (anticipated) in HUD Section 108 loan guarantees. This extensive support from HUD has been effective in leveraging millions of dollars from private developers, State programs and tax credits which will also address the priority needs identified here.

The City's substantial institutional resources are committed to achieving the goals identified in the Consolidated Plan. The social service agencies and City departments, which comprise the institutional delivery structure, are working collaboratively to meet community needs. The City's strategies to address homelessness are driven by the Norwalk/Fairfield County Continuum of Care (CoC). The Norwalk Housing Authority (NHA) is able to continually meet the needs for low income people including those disabilities.

The City recognizes that the high cost of real estate is the principal barrier to developing and providing affordable housing. The Agency and the NHA are working to provide additional affordable housing through the Choice Neighborhood Initiative. The Agency works with other partners for affordable housing and uses an inclusionary zoning provision for affordable housing. The City will be examining and addressing barriers to affordable housing over the next five years.

The City recognizes lead based paint as a threat to young residents of the City's housing. The City's Health Department and the Agency work to educate the public on a continuing basis about the dangers of lead paint. The City and the NHA will address lead paint in its work throughout the South Norwalk neighborhood through the Choice Neighborhood Initiative.

To ensure the Agency's programs are in compliance with HUD requirements extensive policies and procedures are in place.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Wall Street
	Area Type:	Local Target area
	Revital Type:	Comprehensive
	Identify the neighborhood boundaries for this target area.	Cross Street and North Avenue/Route 1 to the north; the East Avenue Historic District and Mill Hill to the east; Mott Avenue and Chapel Street to the south; West Avenue and Byington Place to the west and is within census tract 437.
	Include specific housing and commercial characteristics of this target area.	Historic central business district of the city, with entertainment, cultural and commercial uses complimented by some mixed use housing.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	In recent consultations, the Chamber of Commerce and others have noted important commercial and symbolic nature of area. In addition, the City has undertaken a longstanding participatory process with key constituents including business owners, residential and commercial and residential property owners, local financial institutions and community groups. This collaboration has given strategic direction to these efforts, which will continue for the next five years.
	Identify the needs in this target area.	Improving blighted buildings, general economic development; extend the slum/blight determination.
	What are the opportunities for improvement in this target area?	Façade improvement, pedestrian and landscaping improvements; re-establishment of the Globe Theater as a cultural center in Norwalk.
	Are there barriers to improvement in this target area?	Ambivalence of some of merchants and property owners; small land parcels and building floor plans that do not meet current market needs and requirements; and peak hour traffic congestion at key perimeter intersections.
2	Area Name:	South Norwalk
	Area Type:	Local Target area
	Revital Type:	Comprehensive
	Identify the neighborhood boundaries for this target area.	The Transformation Plan indicates the CNI target area is bounded by Washington Street to the north, Dr. Martin Luther King, Jr. Drive to the west, Concord Street to the south and Water Street to the east and is within census tract 441.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Washington Village is in the heart of South Norwalk and the Transformation Plan for the neighborhood. Washington Village, a housing development of the Norwalk Housing Authority, has 136 units of housing that was severely damaged by Superstorm Sandy in 2012. While there are some neighborhood commercial properties, the CNI designated neighborhood is adjacent to two significant commercial areas. To the north is the SoNo district, a regional entertainment and dining destination with blocks of restaurants, galleries and boutiques. The South Norwalk Train Station is to the west. The City is planning transit oriented mixed use development for this area.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The City and Norwalk Housing Authority have been planning revitalization for South Norwalk, including Washington Village. The Transformation Plan was developed over an 18-month period through a broad-based, community planning process that included residents, businesses and elected officials. This resulted in the designation of South Norwalk as a CNI neighborhood by HUD. The vision for the future of South Norwalk includes strategies identified as critical to improving the neighborhood, its housing, the people and their educational opportunities. These strategies profile a roadmap for managing change that builds a better future for those who live in the neighborhood now and welcomes new residents.</p>
<p>Identify the needs in this target area.</p>	<p>Housing is a critical need for South Norwalk, particularly the replacement of units in Washington Village. Affordable housing in South Norwalk is a constant priority; much of the existing housing is in need of rehabilitation. Superstorm Sandy's flooding devastated portions of Norwalk. Rebuilding efforts for flood mitigation infrastructure will continue over the next five years.</p> <p>Commercial area redevelopment needs include improvements in several areas: streetscape (landscape, transit stops, benches, wayfinding signage), lighting, parking, traffic calming, façade improvement, public building site improvement and bicycle and pedestrian way improvements, including accessibility improvements.</p> <p>Parks, open space and recreational facilities become a priority to complement the new housing development.</p>

	What are the opportunities for improvement in this target area?	The CNI initiative for South Norwalk will address these needs. The 136 units at Washington Village will be replaced in a development that will also include 67 workforce housing units and 70 market rate units. Street, drainage and public safety improvements will help create a suitable healthy living environment as part of the CNI Implementation Plan. Ryan Park and the South Norwalk Community Center, adjacent to Washington Village, will receive substantial upgrades.
	Are there barriers to improvement in this target area?	Moving residents to nicer units alone does not break the cycle of poverty; therefore, the Transformation Plan also includes outreach, education and training to help residents become economically self-sufficient and meet their personal wellness goals.
3	Area Name:	Citywide
	Area Type:	Local Target area
	Revital Type:	Comprehensive
	Identify the neighborhood boundaries for this target area.	This area encompasses all of those parts of the City not included in the South Norwalk or Wall Street target areas described above.
	Include specific housing and commercial characteristics of this target area.	The housing and commercial characteristics throughout the city are varied.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The community was consulted as part of the ConPlan process.
	Identify the needs in this target area.	The needs of the City are identified in the Needs Assessment section of the ConPlan.
	What are the opportunities for improvement in this target area?	Immediate opportunities for improvements are the projects in Section AP-38 of the Annual Action Plan.
	Are there barriers to improvement in this target area?	Barriers to improvements include insufficient funds, barriers to affordable housing and others.

Table 46 - Geographic Priority Areas

General Allocation Priorities

The Wall Street redevelopment area of Norwalk has been determined to be deteriorated, substandard or detrimental to the safety, health, morals or welfare of the City. Wall Street is

the northern anchor of Norwalk's urban corridor. The City has made the Wall Street area a continuing priority and works with developers. For instance, the City has applied for a "108 loan guarantee" to HUD to upgrade the Globe Theater for use by the Wall Street Theater Company. The theatre is vacant and a blighting influence. The expanded use is for traditional theatre presentation, children's theatre and event leasing is intended to achieve commercial success for the theatre and revitalize the daytime and evening cultural and entertainment calendar for Wall Street.

The replacement of the housing at Washington Village, a development of the Norwalk Housing Authority, is the trigger for South Norwalk redevelopment and award of a Choice Neighborhood Implementation (CNI) grant by HUD. Washington Village will be demolished, replaced by a 273-unit mixed-income community. Two City-donated vacant parcels will expand the housing site. The development will include 136 replacement public housing units, 67 workforce housing units and 70 market rate units mixed together with all units designed to the same standards, regardless of the resident's income level. The new community will include both townhouses and apartment buildings with units ranging from one- to four-bedrooms. Building entrances will front directly on public streets and a "Village Square" will be created. Nearly 100% of the units will be "visitable," accessible to people in wheelchairs, and 10% of the units will be accessible for those with mobility disabilities. The development will include a community center with fitness room, a leasing and management office for service providers, case management workers, and a computer center. The community center will be located directly across the street from Ryan Park.

As part of the Choice Neighborhood Initiative (CNI) and redevelopment of South Norwalk, the Norwalk Redevelopment Agency (Agency) has established a South Norwalk Renovation Program to acquire and rehabilitate unoccupied multi-family residential properties (two-four family) within a half mile of the South Norwalk Train Station. The rehabilitated homes will be sold to owner-occupants earning up to 80% of the Stamford-Norwalk Area Median Income. Rental units will be restricted to households earning up to 50% of the AMI. Deed restrictions will be in place for 20 years. The Agency endeavors to build a pipeline of up to ten projects (20 units) over the five-year period. The goals of the South Norwalk Renovation Program are to preserve affordable homeownership and rental rates in South Norwalk and create a replicable model for greater Norwalk. The project promotes transit-oriented development by increasing affordable homeownership, investment and rental opportunities within close proximity to the South Norwalk train station. Landlord training, homeownership counseling and down payment assistance will be provided by the Housing Development Fund (HDF) a successful partner in past homeownership projects. The need for the replacement of Washington Village, additional housing initiatives and improvements to the neighborhood was critical due to the damage by Superstorm Sandy and age of its housing units.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Wall Street area improvement needs are detailed in the Wall Street Planning Update (2012) which built on plans dating back to 1956 and 1986 (Norwalk Business District Management Plan) and the Wall Street Plan of 2004. With that general planning effort as a platform, the City has responded to opportunities to work with property owners for redevelopment. For instance, the City has applied for a Section 108 loan guarantee to support the redevelopment of the historic Globe Theater located at 71 Wall Street. The proposed project will restore this cultural and historic centerpiece of the Wall Street district, serving as a critical step toward revitalization of the area. The project is a timely response to the investor interest of the Wall Street Theater Company. The City has extended the Slum/Blight designation for the area, which may open up other opportunities for funding.

The South Norwalk redevelopment planning and implementation came from a FY 2010 Choice Neighborhoods Implementation planning grant from HUD. Again, there was a broad-based, community planning process that included residents, businesses and elected officials. The priority was Washington Village, the oldest public housing development in the State. The CNI took the condition of Washington Village into consideration along with the issues of the surrounding neighborhood: the commercial area continues to struggle with vacancies, crime is considered a problem, and the only public park (Ryan Park) is seen as unsafe and a hangout for unwanted visitors. The South Norwalk Community Center was in need of improvement because of deferred maintenance. The flooding during Superstorm Sandy in 2012 damaged the neighborhood as well as Washington Village and created a critical need for infrastructure improvement.

In order to fully capitalize on the investment being made in South Norwalk through the CNI, the Norwalk Redevelopment Agency's Critical Community Improvements (CCI) plan directly addresses the neighborhood's challenges and residents' concerns. Through a variety of targeted programs and investments, South Norwalk's Critical Community Improvements will work together to create the conditions needed to support the growth of a healthy, vibrant community. Improved street lighting, a creative public art installation, and residential and commercial façade improvements will help to replace perceptions of distress with perceptions of growth. Similarly, the redevelopment of Ryan Park will transform an underutilized parcel of land into a valued amenity for current and future residents. To ensure current residents can benefit from these ongoing improvements, a small multi-family preservation program will help to maintain affordable housing. And finally, investments in a new Police Programming Vehicle and Police bicycles will help to alleviate residents' concerns about public safety by bolstering cooperation between the police and the community.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Increase high quality and affordable housing
	Priority Level	High
	Population	Income Level: Moderate Family Types: Families with Children, Public Housing Residents Homeless: Individuals, Families with Children
	Associated Goals	Residential rehabilitation Code enforcement
	Description	Residents of the City of Norwalk are in need of increased access to quality and affordable housing. Sufficient amounts of affordable housing in a community can have multiple positive impacts on lower-income households, including housing choice and the opportunity to save money and build financial security. HUD's Comprehensive Housing Affordability Strategy (CHAS) data show housing need is most prevalent among the extremely low-income group (at or below 30% AMI), which is also the group most at risk of losing their housing because of cost burden. The age of the housing stock in Norwalk has implications for the need for housing rehab and lead abatement. Housing needs and qualities are analyzed in discussed in more detail in the Needs Assessment and Market Analysis sections.
	Basis for Relative Priority	Increasing high quality and affordable housing opportunities in Norwalk has been ranked a high level priority need due to the implications of housing security on quality of life and the breadth of need within the community. Of households in Norwalk reporting one of the following needs – substandard housing, severe overcrowding and housing cost burden – 90% reported housing cost burden at or above 30% of income (CHAS 2007-2011). A report prepared for the Norwalk Redevelopment Agency by JCI indicates that in 2014 there were 8,210 households that earned approximately 30% or less of AMI and there were only 1,930 rental units considered affordable for households in this income group. According to 2007-2011 CHAS data 80% of owner-occupied and 76% of renter-occupied units were constructed prior to 1979. All stakeholders consulted for the Consolidated Plan indicated a high need for affordable housing.
2	Priority Need Name	Expand economic opportunities
	Priority Level	High
	Population	Income Level: Moderate
	Associated Goals	Economic development: technical assistance

	Description	In 2007, the Norwalk region was hard hit by the recession. Norwalk is an economically diverse community. Low- and moderate- income households with little or no assets were hardest hit and have been among the last to feel the impacts of the improving economy. Increasing economic opportunities, especially for low- and moderate-income households, will increase housing opportunities and may reduce demand for affordable housing. Income and economic drivers are analyzed and discussed in more detail in the Needs Assessment and Market Analysis sections.
	Basis for Relative Priority	Expanding economic opportunities in Norwalk is ranked a high level priority due to its implications on quality of life and the depth of need in the community. While the area median income in Norwalk is over \$100,000, 40% of residents of Washington Village, the City’s largest public housing development, have no earned income. The National Low Income Housing Coalition report “Out of Reach 2014” found the average renter in Norwalk earns \$21.37 per hour and would have to work 1.4 full-time jobs to afford a two-bedroom FMR rental unit. The picture is much worse for workers who earn minimum wage, which is \$8.70 in Connecticut. Persons with special needs consulted for the Consolidated Plan indicated proximity of affordable housing to public transit and the frequency of public transit was a large determinant of their job and economic opportunity. Increasing the spending power of low- and moderate-income households would significantly improve the standard of living in the City of Norwalk.
3	Priority Need Name	Modernize public facilities and infrastructure
	Priority Level	High
	Population	Income Level: Moderate Family Types: Families with Children, Elderly Homeless: Chronic Homelessness, Individuals, Families with Children, Persons with HIV/AIDS Non-Homeless Special Needs: Elderly, Frail Elderly, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with HIV/AIDS and their Families
	Associated Goals	Public facility rehabilitation Improve public infrastructure: modern & safe Community cleanups

	Description	To maintain its trajectory as a growing and robust urban city, Norwalk must invest in its public facilities and infrastructure. Quality parks, open space, recreational facilities, facilities targeted toward homeless people and non-homeless special needs people, and emergency services are key elements in the urban fabric, across the broad spectrum of Norwalk households; supporting mixed income housing developments and neighborhoods. Given the age of the City, infrastructure maintenance and improvement needs (road, sidewalk, sewer, storm water drainage) are continuous and considerable and must be environmentally sensitive. Commercial area redevelopment needs include improvements as well. Non-housing community development needs are discussed in the Needs Assessment.
	Basis for Relative Priority	To support community and economic development efforts, the City has to provide basic and enhanced public facilities and infrastructure. These improvements address basic needs such as street and drainage improvement as well as urban amenities that literally provide breathing space within the urban environment. Additionally, the rehabilitation of aging neighborhood facilities and the like, improves the quality of life of those participating in their programming. Public Facility and Infrastructure improvements enhance neighborhood life and are a critical component for improved commercial/economic development.
4	Priority Need Name	Increase in available social services
	Priority Level	High
	Population	Income Level: Moderate Family Types: Families with Children, Elderly Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth Non-homeless Special Needs: Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence
	Associated Goals	Basic services Health & mental health services Employment training Housing services

<p>Description</p>	<p>The City of Norwalk defines need for public services as the continuous effort to break the poverty cycle and to prevent and end homelessness. The need for services extends to both the symptoms of poverty, such as homelessness, domestic abuse, substance addiction and the underlying causes. Emergency treatment deals with symptomatic causes of poverty. This includes facilities and programs for the homeless and those suffering domestic abuse and family disintegration. Systematic need for longer-term support for self-reliance includes: education, job training, health services, nutritional needs, and other personal skills. The need for social services is discussed throughout the Needs Assessment and Market Analysis sections.</p>
<p>Basis for Relative Priority</p>	<p>Increasing available social services is ranked as a high level priority because diverting individuals and families to the appropriate social service is the most effective way to prevent and end homelessness and there is a sizable population with multifaceted challenges in Norwalk that may be considered at imminent risk of homelessness. Of households in Norwalk reporting one of the following needs – substandard housing, severe overcrowding and housing cost burden – 90% reported housing cost burden at or above 30% of income (CHAS 2007-2011); one financial set-back could result in homelessness any of these households. Connecticut’s Legislative Commission on Aging “2013 Results-Based Accountability” report found that in 2011, 6.8% of Connecticut’s elderly residents were living below the poverty level. Approximately 1,700 persons with disabilities live in poverty in the City of Norwalk, per 2009-2011 ACS estimates. Domestic Violence Crisis Center’s (DVCC) Norwalk SafeHouse provides temporary shelter to approximately 140 people a year, about three-quarters of whom are families. On a typical month the Housing Advocate at DVCC provides information to approximately 20 clients in Norwalk. Over 500 adults and children experienced homelessness in 2013-2014, according the Continuum of Care’s homeless management information system.</p>

Table 47 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Norwalk will not be pursuing this activity.
TBRA for Non-Homeless Special Needs	The City of Norwalk will not be pursuing this activity.
New Unit Production	The City of Norwalk will not be pursuing this activity.
Rehabilitation	Due to the amount of the housing stock built prior to 1980 and unpermitted modifications there is a significant need for housing rehabilitation in the City of Norwalk. According to 2007-2011 CHAS data 80% of owner-occupied and 76% of renter-occupied units were constructed prior to 1979. The age of the housing stock has implications for the need for housing (owner and renter-occupied) rehab and lead abatement. Nearly 50% of owner-occupied and renter-occupied units experience at least one detrimental housing condition. Consultation with community stakeholders indicates that there is a particular need for rental and homeowner units with three and four bedrooms. It is believed that larger rental units have been illegally modified into multiple smaller units, further decreasing the inventory of larger apartments which can accommodate large families.
Acquisition, including preservation	The rising cost of housing and the tight rental market require strategic intervention from the City to maintain and increase high quality and affordable housing in Norwalk. Home values and rents have skyrocketed 85% and 44%, respectively, in the last ten years according to Census and American Community Survey data. The Norwalk rental housing market is expected to be tight for at least the next ten years; by 2020 vacancy rates will be below 5%, tipping the market in the favor of landlords and likely driving up rents. According to a JCI report during 2007-2011 number of extremely low-income households far exceeded the number of units affordable to households in this income range.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consolidated Plan (ConPlan) utilizes entitlement funds and other financial resources to address the City’s community development priority needs and goals. Community Development Block Grant (CDBG) funds are the only formula grant received by the City of Norwalk. Over the next five years, the City of Norwalk anticipates receiving approximately \$4,495,000 in CDBG funds. The total expected amount available for year one and the expected amount available for the remainder of the ConPlan have been strategically allocated to address the City’s priority needs, associated goals and CDBG program administration. Five-year allocations by goals are indicated in section SP-45, Goals Summary, and year one allocations by goals are indicated in section AP-20, Annual Goals and Objectives. The five-year and one-year goal summaries do not include program administration to which approximately \$793,937 and \$230,000 have been allocated, respectively.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	870,316	280,021	525,812	1,676,149	2,819,351	The Norwalk Redevelopment Agency, as contracted by the City, will use HUD, CPD funds to increase high quality affordable housing, expand economic opportunities, modernize public facilities and infrastructure, and increase available social services to the residents of Norwalk.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City awards a portion of its annual CDBG allocation as grants to local organizations through a competitive process and recommends applicants provide matching funds, \$2/\$1 match for public service programs and a \$1/\$1 match for all other programs. Organizations in receipt of these grants receive support from an array of public and private sources to provide high quality and innovative programming in service of the community. The Norwalk Redevelopment Agency (Agency) works strategically so that federal funds attract additional funding and spur private development to meet the needs of the community. The Agency has leveraged portions of its Community Development Block Grant (CDBG) award to receive additional federal funds: Section 108 loan guarantees and a HUD Choice Neighborhood Implementation grant.

The Agency has applied for two Section 108 Loan Guarantees from HUD. The Loan Guarantee of \$2,850,000 has been awarded to the Economic and Community Development Loan Fund project and the application for the Globe Theater project is currently under review. The Economic and Community Development loan fund will be targeted to projects with positive economic and community development benefits within the City of Norwalk's Urban Renewal Areas. The Agency anticipates acquiring strategic sites within the redevelopment areas and making loans available to near-by businesses. The Agency will draw down these funds over the next five years. The requested loan guarantee for the Globe Theater project is approximately \$1.6 million. Other sources of financing for the project come to just under \$7 million and include the developer and State and tax credits. The Globe Theater project will facilitate the restoration of a cultural and commercial anchor in the geographic priority area, Wall Street. If awarded, the Agency anticipates drawing down the Globe Theatre funds in FY 2015.

HUD awarded a \$30 million Choice Neighborhood Implementation grant to the Norwalk Housing Authority and the Agency in 2014. This transformational project will leverage approximately \$120 million dollars from private, federal and state resources, which consists of approximately \$95 million in housing resources, over \$8 million for Critical Community Investments and about \$16.4 million for the delivery of social services. Funding sources for Critical Community Investments include CDBG, private developers, the City of Norwalk's Capital Budget, the State of Connecticut Departments of Transportation and Housing and the Connecticut Housing Finance Authority. The Choice Neighborhood Initiative project will rebuild the outdated 136-unit Washington Village public housing development into a new 273-unit mixed income preserving and creating additional affordable housing, preserve multi-family housing in the area, and improve Ryan Park, the South Norwalk Community Center, walkability through the Complete Streets initiative, residential façades and public safety. It will position

the neighborhood to build a better future for current residents and welcome new households and businesses interested in bringing new vitality to the area.

HUD provides annual funding to the Norwalk/Fairfield County Continuum of Care (CoC) projects designed to reduce and end homelessness in the community. In FY 2014 approximately \$1.5 million was awarded to CoC projects located within the City of Norwalk. The pending merger of the Norwalk/Fairfield County CoC, Stamford/Greenwich CoC and the Bridgeport CoC into a regional CoC will result in a greater pool of CoC funds. It is anticipated that approximately the same amount of funding will be available in the City of Norwalk on an annual basis for the next five years.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Two City-owned vacant properties will be developed into mixed-income housing for the CNI project described above. Ryan Park, a community park adjacent to Washington Village will be redesigned to be more responsive to community needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Norwalk Redevelopment Agency	Redevelopment authority	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Norwalk Senior Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Interim Coordinating Council of Opening Doors Fairfield County	Other	Homelessness	Region
Connecticut Coalition to End Homelessness	Non-profit organizations	Homelessness	State
United Way of Coastal Fairfield County	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Open Door Shelter	Non-profit organizations	Homelessness public services	Jurisdiction
Domestic Violence Crisis Center	Non-profit organizations	Non-homeless special needs public services	Region
Norwalk Housing Authority	PHA	Public Housing public services	Jurisdiction
Person to Person	Non-profit organizations	Non-homeless special needs public services	Region
STAR, Inc.	Non-profit organizations	Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mid-Fairfield Child Guidance Center	Non-profit organizations	Non-homeless special needs public services	Region
SoNo Entertainment & Recording Studios	Non-profit organizations	public services	Jurisdiction
Norwalk Seaport Authority	Non-profit organizations	public services	Jurisdiction
Saturday Academy	Non-profit organizations	public services	Jurisdiction
Family & Children’s Agency	Non-profit organizations	Non-homeless special needs public services	Region
Mid-Fairfield AIDS Project	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Liberation Programs, Inc.,	Non-profit organizations	Non-homeless special needs public services	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institution delivery system in Norwalk works collaboratively to meet the needs of the homeless and non-homeless people with special needs. Many organizations in the City provide multiple services and refer clients to other organizations when appropriate. Social service organizations in Norwalk are beginning to share case management resources. Some services are not targeted toward people with HIV, as seen in the table below, but those services are available in the City in an untargeted manner.

During the consultation process community stakeholders serving homeless people identified gaps in the social services provided to their clients. Life skills services are provided as part of the institutional delivery system, but stakeholders do not believe the instruction is well aligned with the perspective of homelessness. Employment training programs were also identified as a weakness. Alcohol and addiction services are provided, but they should be complemented by supportive housing for an extended period to ensure the client with the greatest chance for success.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Norwalk/Fairfield County Continuum of Care (CoC) provides structure to the organizations which comprise the homeless institutional delivery system. The CoC’s organizational structure is able to include relevant stakeholders from the public and private sectors to best meet the needs of homeless persons. A prime example is CoC’s crisis response workgroup which includes over 50 organizations.

In fiscal year 2014 the Norwalk Hospital created a new position, Service Navigator, with assistance from Norwalk’s CDBG funds. The Service Navigator works with the CoC’s

Coordinated Care Team to increase interagency collaboration and address gaps in the delivery of mental health/substance abuse services to meet the needs of the local homeless population. The Service Navigator and the Coordinated Care Team focus their efforts on frequent users of the Norwalk Hospital's emergency services.

There is significant overlap between organizations in the Norwalk/Fairfield County CoC and organizations that target the need of people with HIV/AIDS. The City of Norwalk does not receive Housing Opportunities for Persons with HIV/AIDS (HOPWA) funding from HUD. The Mid-Fairfield AIDS Project provides housing and services to persons with HIV/AIDS who live in Norwalk. The Mid-Fairfield AIDS project has received funding from a range of sources including, assistance in the form of a loan through CDBG administered by the Agency and a HOPWA grant from the City of Bridgeport.

Members of Norwalk/Fairfield County Continuum of Care (CoC), including the Open Door Shelter, the emergency homeless shelter in Norwalk, work to ensure homeless clients are receiving all eligible benefits and are participating in applicable assistance programs. According to the Norwalk/Fairfield County 2014 CoC Application, during the program year the top three mainstream programs in which clients were enrolled were the Supplemental Nutritional Assistance Program (51.53%), MEDICAID (30.67%), and MEDICARE (17.79%).

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The institutional delivery system in Norwalk addresses homelessness prevention, street outreach services and supportive services. With the CoC and the Agency's support Norwalk Hospital and other mental health and substance abuse care providers in the area have made progress toward effectively and safely coordinating discharge planning for homeless people. A gap still remains between the CoC's policies and the experiences of homeless and non-homeless special needs housing and service providers in Norwalk. These stakeholders report at the worst, patients are discharged into homelessness, and at best, patients are discharged to emergency homeless shelters with medical conditions requiring anything from 24/7 oxygen treatments to complicated mental health drug treatments. Current programs do not adequately ensure that persons returning from mental and physical health institutions receive appropriate supportive housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In the next five years it is anticipated that the Norwalk/Fairfield County CoC, Stamford/Greenwich CoC and the Bridgeport CoC will merge into the Fairfield County CoC which will be know as Opening Doors of Fairfield County. This merger will enable the resulting

CoC to address the causes and challenges of homelessness on a regional scale. The resulting CoC will also require significantly greater organizational capacity and should be able to leverage operational efficiencies.

Greater Norwalk is aware of the challenge of providing shelter and care to homeless people with medical complications. Goal seven of the “Greater Norwalk Ten Year Plan to Prevent and End Homelessness” is to “connect medical and behavioral health services to housing stability.” One of seven action steps to achieve this goal is to “develop a medical/behavioral health respite program for homeless needing additional care following discharge from hospitals or other institutions.” When Opening Doors of Fairfield County is formed, the new organization should not lose site of this goal.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential rehabilitation	2015	2019	Affordable Housing	South Norwalk Citywide	Increase high quality and affordable housing	CDBG: \$1,184,152	Rental units rehabilitated: 400 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Code enforcement	2015	2019	Affordable Housing	South Norwalk Wall Street	Increase high quality and affordable housing	CDBG: \$16,055	Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
3	Economic development: technical assistance	2015	2019	Non-Housing Community Development	South Norwalk Citywide	Expand economic opportunities	CDBG: \$375,736	Businesses assisted: 20 Businesses Assisted
4	Public facility rehabilitation	2015	2019	Non-Housing Community Development	Citywide	Modernize public facilities and infrastructure	CDBG: \$778,768	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted
5	Improve public infrastructure: modern & safe	2015	2019	Non-Housing Community Development	South Norwalk Wall Street Citywide	Modernize public facilities and infrastructure	CDBG: \$630,214	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Community cleanups	2015	2019	Non-Housing Community Development	South Norwalk	Modernize public facilities and infrastructure	\$61,938	Remediated Acres: 8 Public service activities other than Low/Moderate Income Housing Benefit: 12,000 Persons Assisted
7	Basic services	2015	2019	Non-Homeless Special Needs	Citywide	Increase in available social services	CDBG: \$186,122	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted
8	Health & mental health services	2015	2019	Homeless Non-Homeless Special Needs	Citywide	Increase in available social services	CDBG: \$186,122	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
9	Employment training	2015	2019	Non-Housing Community Development	Citywide	Increase in available social services	CDBG: \$96,332	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
10	Housing services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Increase in available social services	CDBG: \$186,122	Public service activities for Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Homelessness prevention: 400 households

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Residential rehabilitation
	Goal Description	The residential rehab goal is inclusive of single- and multi-unit residential rehab CDBG matrix codes 14A and 14B, respectively; public housing modernization CDBG matrix code 14C; acquisition CDBG matrix code 14G; and housing rehab administration CDBG matrix code 14H.
2	Goal Name	Code enforcement
	Goal Description	The code enforcement goal will be part of a new program developed by the City of Norwalk based on best practices from other communities and technical assistance from HUD. Code enforcement is CDBG matrix code 15.
3	Goal Name	Economic development
	Goal Description	The City will award a competitive grant to an organization in Norwalk that will provide economic development technical assistance to businesses in the area; the CDBG matrix code 18B.
4	Goal Name	Public facility rehabilitation
	Goal Description	The public facility rehab goal is inclusive of senior centers CDBG matrix code 03A; handicapped centers CDBG matrix code 03B; homeless facilities CDBG matrix code 03C; youth centers CDBG matrix code 03D; neighborhood facilities CDBG matrix code 03E; parks and recreational facilities CDBG matrix code 03F; fire stations/equipment CDBG matrix code 03O; and facilities for AIDS patients CDBG matrix code 03S.
5	Goal Name	Improve public infrastructure: modern & safe
	Goal Description	The public infrastructure modernization goal is inclusive of street improvements CDBG matrix code 03K; sidewalks CDBG matrix code 03L.
6	Goal Name	Community Cleanups
	Goal Description	The community cleanups goal is inclusive of cleanup of contaminated sites and neighborhood cleanups, CDBG matrix codes 04A and 05V, respectively.
7	Goal Name	Basic services
	Goal Description	Basic services are inclusive of senior services CDBG matrix code 05A; youth services CDBG matrix code 05D; and childcare services CDBG matrix code 05L.
8	Goal Name	Health & mental health services
	Goal Description	Health and mental health services are inclusive of substance abuse services CDBG matrix code 05F; services for battered and abused spouses CDBG matrix code 05G; services for abused and neglected children CDBG matrix code 05N; and mental health services CDBG matrix code 05O.

9	Goal Name	Employment training
	Goal Description	The City will award a competitive grant to an organization in Norwalk that will provide employment training services in the area; the CDBG matrix code is 05H.
10	Goal Name	Housing services
	Goal Description	Housing services are inclusive of operating costs of homeless and HIV/AIDS patients programs CDBG matrix code 03T; fair housing activities CDBG matrix code 05J; subsistence payments CDBG matrix code 05Q; security deposits CDBG matrix code 05T; and housing counseling CDBG matrix code 05U.

Table 53 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Norwalk is not a direct recipient of HOME funds. In Norwalk approximately 83 newly affordable housing units, targeted toward extremely low-, low- and moderate-income households, will be made available over the next five years. These units will be financed through a mix of funds including a HUD Choice Neighborhood Implementation grant and Community Development Block Grant funds, as well as State and other resources. Of the approximately 83 new units four rental units will targeted toward extremely low-income (0-30% AMI) households, four rental units will be targeted toward low-income (30-50% AMI) households, and eight homeowner units and 67 rental units will be targeted toward moderate-income (50-80%) families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Based on the current applicants, the Norwalk Housing Authority (NHA) is able to meet the needs for accessible units. The NHA continually evaluates this need for people with disabilities, including those tenants who are aging in place. Comprehensive improvements are made to units as funding allows. Other improvements are made as part of comprehensive modernization as funding allows. Accessibility improvements to individual units are a priority along with safety improvements. These improvements include doorway, bathroom and kitchen reconstruction and lighting system modification for emergency signal for those with hearing loss. Common areas are also changed with accessibility improvements. For instance, the NHA office was made accessible over the past two years.

In addition, the NHA makes improvements to units based on requests for reasonable accommodation, which number approximately 10 to 12 a year. These improvements may include grab bars in bathroom, ramps, railings, parking space creations.

Activities to Increase Resident Involvements

For the next five years, the NHA will involve residents at two levels: Choice Neighborhood organizational efforts and the balance of NHA programs and properties.

The NHA is partnering with the Norwalk Redevelopment Agency for the Choice Neighborhood redevelopment, with replacement of the 136 units at the NHA's Washington Village as the central element. An extensive involvement plan has been formulated and is being implemented by the Norwalk Housing Authority. This outreach and resident involvement will extend from 2014 to 2019.

Within its larger programmatic and facility context, the NHA has extensive ongoing efforts for resident involvement. The NHA Resident Advisory Board has between 18 and 22 people and meets regularly. Each housing development also has an advisory board that meets three to four times a year or as needed. To encourage involvement in the NHA's Five Year PHA Plan, meetings were held with each group for input. Interest at the development board level is often issue driven.

The NHA offers workshops to inform residents and voucher holders about programs and the role of residents. The NHA also actively reaches out to residents with programmatic activities including Head Start and the After School program. Employment opportunities are also available to residents for NHA administration and program activities such as Head Start.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, the NHA is not designated as troubled.

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As previously reviewed, the principal barrier to affordable housing is the high cost of real estate in Norwalk. The proximity to New York City and other locations of high-end employment in the finance industry has driven up real estate costs. Two public policies create barriers to affordable housing. The first is a local definition of rooming housing with stringent regulations when this definition is applied to nonprofit assisted housing for people with disabilities. The second concerns the City's zoning ordinance. The City does have an inclusionary zoning provision for affordable housing, which is actually part of the overall strategy to ameliorate the market barrier to affordable housing. However, the inclusionary provision only applies to the "urban core" of the City. Finally, English language proficiency can be a barrier to accessibility of affordable housing. For instance, 10% of the City's population uses Spanish as the most commonly spoken language.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Norwalk is working to remove or ameliorate barriers to affordable housing. The production of additional affordable housing is a priority for the City. With the Choice Neighborhood Initiative, an additional 67 workforce housing units will be developed by 2019. As another example of housing development/redevelopment efforts, the Norwalk Redevelopment Agency has established a South Norwalk Renovation Program to acquire and rehabilitate unoccupied multi-family residential properties (2-3 family) within a half mile of the South Norwalk Train Station. The rehabilitated homes will be sold to owner-occupants qualified by income. Rental units will be restricted to households earning up to 80% of the AMI. Deed restrictions will be in place for 20 years. The Norwalk Redevelopment Agency endeavors to build a pipeline of up to ten projects (20 units) over the 5-year period. The City also expects to continue to work with the Housing Development Fund and other stakeholders to develop additional affordable housing in Norwalk.

In more general terms, the City does implement an inclusionary zoning ordinance which requires new, converted or renovated housing developments in the Urban Core to make 10% of their housing units affordable to persons of very-low, low and moderate income once 20 or more units have been built. Even with a limited area, the successful implementation of this zoning provision has helped the City achieve 11% of its housing as affordable when defined according the Ct. GSA #8-30. Zoning provisions for accessory apartments have also helped reach this goal. The City will consider expansion of the area for the application of the inclusionary zoning ordinance over the next two years. The City will also consider changing the definition of rooming house to remove that barrier to affordable housing for nonprofits working to house people with disabilities.

To address language as a barrier to affordable housing programs, the City has adopted a Language Access Plan. Continued implementation of the plan will assist those whose primary language is not English to access affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Members of the Norwalk/Fairfield County Continuum of Care (CoC) are working together to reach out to homeless persons and assess their needs. Homeless and special needs housing and service providers, the Norwalk Police Department and local businesses have joined the SoNo Alliance and are connecting unsheltered homeless people with services through information and transportation. Engagement techniques include offering showers, food, a place to sleep and clothing.

To ensure housing first, the United Way's 2-1-1 (2-1-1) call center and homeless housing and service providers conduct initial assessments with people in need which is followed by the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment when people are housed. The initial assessment determines if the person or household can be diverted from becoming homeless. Diversion is not an option for people who are already homeless, especially unsheltered persons. The CoC has just begun implementing the statewide coordinated assessment system with 2-1-1, walk-in and online access for clients. Homeless people have a diverse array of needs from language services to complicated co-occurring health issues. 2-1-1 has multilingual staff and TDD services and the Domestic Violence Crisis Center provides culturally and linguistically appropriate services to Spanish speaking callers. Treatment on Wheels provides referrals for mental health and substance abuse screening, treatment and counseling. Service providers in Norwalk are working to properly assess the needs of homeless individuals and families and meet them where they are.

Addressing the emergency and transitional housing needs of homeless persons

Open Door Shelter, the emergency shelter in Norwalk, addresses the needs of its clients by first providing safe and secure housing and then by working with clients through case management services to develop and implement plans for self sufficiency. Open Door Shelter works to meet clients where they are by providing food assistance, assistance in enrolling in appropriate public assistance programs, financial literacy, job training and life skill programming.

It is CoC's policy that no funded program (CoC or ESG) contracted to serve families may deny admission to any family with a child under 18 or to any member of the family. There are only ten transitional housing beds in the City of Norwalk.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Efforts to help homeless persons make the transition into permanent housing and independent living begin the moment individuals or households make contact with the institutional delivery

system via 2-1-1, walk-in or online. The first step is to divert a person from entering homelessness; if this is not possible every effort is made so that the period of homelessness is brief. To reduce length of homelessness, the CoC prioritizes the placement of households into permanent housing by length of time homeless. The CoC is also reducing families' "length of time homeless" through the State of Connecticut's rapid rehousing program and by developing new permanent housing for chronically homeless people through reallocation and prioritization/dedication of beds at existing programs.

The Norwalk Housing Authority has designated a number of Section 8 Housing Choice Vouchers to homeless individuals and families. The "Greater Norwalk Ten Year Plan to End Homelessness" calls for 250 additional affordable housing units to be added to the City's housing stock. HUD funded projects are anticipated to add at least 67 affordable rental units (through the Choice Neighborhood Initiative), plus eight affordable rental units and eight affordable homeowner units (through CDBG funding for the Agency's South Norwalk Renovation Program).

Homeless housing and service providers in Norwalk are working to prevent individuals and families who were recently homeless from becoming homeless again by following up post-placement, to determine whether additional service referrals are needed and to assist clients to access housing subsidy programs. Formerly homeless individuals and households that encounter difficulties can reach out to service providers for assistance. Rapid rehousing service providers in the Norwalk area follow-up with previously assisted clients on a regular basis through phone, email, office and home visits as required until it is determined support services are no longer required.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Members of the CoC are working collaboratively across organizations to address the need of homeless individuals and families. Not many resources are being directed toward proactively preventing homelessness. Diversion is the most frequently used tool to prevent homelessness and this requires some level of crisis to instigate a contact with the institutional delivery system. The CoC uses strategies to combat homelessness among families with children including: outreach in parking lots/streets/Laundromats; the provision of immediate shelter, food and clothing to engage clients; and once engaged, a Housing First model to place sheltered and unsheltered families in permanent housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Choice Neighborhood Initiative (CNI) for South Norwalk, a partnership between the Norwalk Redevelopment Agency (the Agency) and the Norwalk Housing Authority (NHA) will address lead based paint (LBP) hazards and increase access to housing without LBP hazards with several program elements. First, all 136 units of Washington Village will be replaced. When Washington Village was built in the late 1930s, lead paint was still in use. While the NHA contained all lead paint, the removal of these units is the best way to guarantee lead paint will not be an issue in the future. Replacement units will be free of lead paint. In addition to the replacement units, new housing development of 67 workforce, affordable housing and 70 units of market rate housing will also be without LBP hazards. Second, to complement CNI, the Agency will be rehabilitating 20 units in the South Norwalk area. When these affordable housing units are finished, they will be free of LBP hazards. All housing developments supported by the Agency, in South Norwalk or elsewhere in the City, will be without LBP hazards.

The Agency has purchased an XRF Lead Paint analyzer for use in collaboration with the City of Norwalk's Health Department. This instrument is used to detect lead in paint and helps to reduce the time needed to conduct a lead inspection and risk assessment because the analysis is immediate and does not require the transmittal of paint samples to a lab for analysis. The Agency retains staff holding licenses in all phases of the lead abatement process, including Inspector/Risk Assessor, Lead Abatement Planner/Designer and Lead Abatement Supervisor. These licenses allow the staff to perform functions for clients for little or no cost.

The City is a participant in a State-wide consortium, Lead Action for Medicaid Primary Prevention (LAMPP), which funds lead-safe rehabilitation for qualifying households and conducts lead-safe work practice training for contractors in the housing construction and renovation trades as well as property managers, landlords and homeowners.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2007-2011 CHAS data, there are a total of 945 housing units in Norwalk, built before 1980 with children present. Of those, 605 are owner occupied and 340 are renter occupied.

In April, 2013, the State of Connecticut adopted a policy that recognizes the following micrograms per deciliter measurements: equal to or above 5, a level of concern; 20 in a one time test as an elevated blood lead level; 15 to 20 in two venous tests 90 days apart, an elevated blood level.

The latest available report from the Connecticut Department of Health is for 2012. The testing was completed on children six years of age or less. That report indicated that in Norwalk 49 children or 2.3% of those tested, had a blood lead level (BLL) of more than or equal to 5 microgram per deciliter. Three children or 0.1% of the children tested had a BLL equal to or greater than 10 deciliters. One child had a BLL equal to or greater and 10 micrograms per

deciliters. There were no children tested who had a BLL equal to or greater than 20 micrograms per deciliter.

How are the actions listed above integrated into housing policies and procedures?

Any housing developed or redeveloped by the Norwalk Redevelopment Agency will have lead based paint issues analyzed and addressed. Norwalk Health Department conducts lead poisoning prevention and control efforts through its Housing Program. The Housing Section uses trained and certified staff to conduct epidemiological investigations and lead inspections. All health care providers in Connecticut are required to conduct universal blood lead testing annually in children younger than 3 years old. Typically, most providers test at 12 months and 24 months of age during well-child visits. If children were not previously tested, providers will test children between 3 and 6 years old.

Once the Health Department receives notification of a child with an elevated blood lead level (5 mcg/dL [micrograms per deciliter] or more), staff will send the parents/guardians an informational packet along with a letter explaining retesting requirements. If a child has a confirmed blood lead level of 20 mcg/dL or more OR two confirmed blood lead levels between 15-19 mcg/dL taken 90 days apart, the Health Department will conduct an epidemiological investigation and paint sampling from all deteriorated and/or accessible surfaces in a home. These samples are then submitted to the Connecticut Department of Public Health for laboratory analysis.

As part of routine housing code inspections or as a result of a complaint investigation, the Health Department will also conduct lead inspections in homes where children younger than 6 years old reside. The Department also provides educational material about lead upon request.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City recognizes that no single program will alleviate poverty, as the root causes of and ways to reduce it cover every aspect of life from education to employment, to access to affordable housing and healthcare. Many goals and policies in this plan are intended to reduce poverty in Norwalk. The City is working with partners in the community to expand economic opportunities for residents, increase quality and affordable housing and to prevent and end homelessness.

Poverty and homelessness are inextricably linked. The primary cause of homelessness in the City of Norwalk is lack of employment, according to HMIS data from 2013-2014. Living wage jobs are needed to reduce the number of families experiencing poverty. The characteristics of low-income individuals and families at imminent risk of homelessness are those of the working poor. Frequently the working poor are on the precipice of the subsidy cliff. The subsidy cliff is the point at which an individual's or household's income is high enough that it no longer qualifies for public assistance, but income has not increased enough for market rate essentials to be affordable. Based on consultations with community stakeholders and the data driven needs assessment, the Agency, on behalf of the City, has developed goals to provide technical assistance to area businesses which will work in concert with goals to support employment-training programs by strengthening and growing the job market and developing a qualified workforce. The Agency has developed goals to acquire and rehab affordable housing, increasing the number of affordable housing units on the market, and is working with homeless housing and service providers to get homeless individuals and families the housing and social support they need to be self reliant.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Agency recognizes that poverty is a multifaceted challenge and is implementing comprehensive approaches to address and reduce poverty. HUD awarded the Norwalk Housing Authority and the Norwalk Redevelopment Agency a Choice Neighborhood Planning Grant in 2010 and an Implementation grant in 2014. Many of the poverty reducing goals in the Consolidated Plan are aligned with and will be met through the Choice Neighborhood Initiative (CNI). This is a significant development project in the South Norwalk neighborhood of the City. The core project for the CNI will be a mixed-income housing development which replaces Washington Village's 136 public housing units and adds 67 workforce-housing units and 70 market rate units. The development goes beyond housing by providing a better environment for Washington Village residents in order to help them become economically self-sufficient and able to meet their personal wellness goals. Through intensive case management, each family will be connected to services and programs to help them achieve their goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center and Norwalk Hospital. The plan also includes educational improvements and reforms. The City's Head Start program recently came under the leadership of the Housing Authority and additional school age children are expected to enroll in the after

school Learning Center program and the NHA Scholarship program. The Scholarship program assists NHA residents to continue their education after high school. The CNI is in close proximity to the South Norwalk Railroad Station providing valuable access to transportation.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Norwalk Redevelopment Agency (the Agency) ensures compliance with federal CDBG regulations through a comprehensive monitoring process. The Agency monitors sub-recipients and completed CDBG funded projects for compliance with related Federal requirements.

An executed written agreement outlining the scope of activities, performance criteria and length of funding period is required. Contracts for construction projects include all necessary information for Davis Bacon. Additionally, information is provided regarding compliance with HUD's Section 3 requirements and competitive contractor selection.

Attendance at a "Pre-Award Conference" is required for all sub-recipients. The Agency reviews program and record keeping requirements with the entity receiving Federal funding.

Payment requests must be submitted with supporting documentation which may include time sheets, certified payroll records, affordable housing restrictions, income documentation, corresponding bills and/or cash receipts. Payment requests must include beneficiary information collected through the household information sheets.

Quarterly reports are required to be submitted for each funding allocation. Such reports may include information on the number of beneficiaries served, the status of the project, challenges and successes in the quarter and expectations for the upcoming quarter. Although a site-visit may be requested at any time, sub-recipients may request one when submitting their report.

The Agency conducts on-site monitoring by request and as needed during the program year. These visits are prioritized, by determining if any organizations are considered high risk. Sub-recipient's files are reviewed for compliance with all regulations governing its administrative, financial, procurement and programmatic operations and that it is achieving its performance objectives.

Any construction work has periodic and final inspections. Proper documentation of expenditures, appropriate wages and satisfactory completion of work must be submitted prior to the expenditure of CDBG funds for facility improvements.

Recipients of HUD funds in excess of \$200,000 and individual contracts or subcontracts in excess of \$100,000 are subject to Section 3. Any contract in excess of \$100,000 will require a Section 3 plan from the contractor and will monitor that plan to ensure that businesses used and individuals hired are used to the greatest extent possible as delineated in that plan. The Agency is furthering this effort by requiring all construction contracts using CDBG monies have at minimum 25% of the contract award go to Section 3- based businesses, Small Business Enterprises, Minority Based Enterprises and Women- Owned Enterprises.

Norwalk has also adopted a Conflict of Interest Policy for the Community Development Block

Grant Program that is in compliance with the U.S. Code of Federal Regulations Title 24, Part 570.11.

The City also understands its obligation to Affirmatively Further Fair Housing. The Norwalk Analysis of Impediments was updated in 2015. The Norwalk Fair Housing Officer is charged with ensuring education about fair housing is conducted and with managing complaints which might be received. In their applications for CDBG funding, all sub-recipients must submit their organization's Language Access Plan which ensures organizations supported by federal funding offer meaningful access to all persons, regardless of their ability to speak English.

VI. Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	870,316	280,021	525,812	1,676,149	2,819,351	The Norwalk Redevelopment Agency, as contracted by the City, will use HUD, CPD funds to increase high quality affordable housing, expand economic opportunities, modernize public facilities and infrastructure, and increase available social services to the residents of Norwalk.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City awards a portion of its annual Community Development Block Grant (CDBG) allocation as grants to local organizations through a competitive process and recommends applicants provide matching funds, \$2/\$1 match for public service programs and a \$1/\$1 match for all other programs. Organizations in receipt of these grants receive support from an array of public and private sources to provide high quality and innovative programming in service of the community. The Norwalk Redevelopment Agency (Agency) works strategically so that federal funds attract additional funding and spur private development to meet the needs of the community. The Agency has leveraged portions of its CDBG award to access additional federal funds: two Section 108 loan guarantees one providing seed capital to the Economic and Community Development Loan Fund and the other is a pending application for the Globe Theater project. The Norwalk Housing Authority and the Agency were awarded a \$30 million HUD Choice Neighborhood Implementation grant in June 2014 and are leveraging significant public and private resources to reposition the neighborhood to build a better future for current residents and to welcome new households and businesses to the area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Two City-owned vacant properties will be developed into mixed-income housing for the CNI project described above. Ryan Park, a community park adjacent to Washington Village, will be redesigned to be more responsive to community needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential rehabilitation	2015	2019	Affordable Housing	South Norwalk Citywide	Increase high quality and affordable housing	\$834,659	Rental units rehabilitated: 129 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Economic development: technical assistance	2015	2019	Non-Housing Community Development	South Norwalk	Expand economic opportunities	\$93,513	Businesses assisted: 4 Businesses Assisted
3	Public facility rehabilitation	2015	2019	Non-Housing Community Development	South Norwalk Citywide	Modernize public facilities and infrastructure	\$273,576	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,618 Persons Assisted
4	Improve public infrastructure: modern & safe	2015	2019	Non-Housing Community Development	South Norwalk	Modernize public facilities and infrastructure	\$36,592	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Community cleanups	2015	2019	Non-Housing Community Development	South Norwalk	Modernize public facilities and infrastructure	\$20,329	Public service activities other than Low/Moderate Income Housing Benefit: 3,125 People Assisted Brownfield acres remediated: 2 Acre
6	Basic services	2015	2019	Non-Homeless Special Needs	South Norwalk Citywide	Increase in available social services	\$76,412	Public service activities other than Low/Moderate Income Housing Benefit: 555 Persons Assisted
7	Health & mental health services	2015	2019	Homeless Non-Homeless Special Needs	Citywide	Increase in available social services	\$46,000	Public service activities other than Low/Moderate Income Housing Benefit: 36 Persons Assisted
8	Employment training	2015	2019	Non-Housing Community Development	Citywide		\$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
9	Housing services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Increase in available social services	\$50,000	Public service activities for Low/Moderate Income Housing Benefit: 218 Households Assisted Homelessness prevention: 100 households

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Residential rehabilitation
	Goal Description	The residential rehab goal is inclusive of single- and multi-unit residential rehab CDBG matrix codes 14A and 14B, respectively; public housing modernization CDBG matrix code 14C; acquisition CDBG matrix code 14G; and housing rehab administration CDBG matrix code 14H.
2	Goal Name	Economic development
	Goal Description	The City will award a competitive grant to an organization in Norwalk that will provide economic development technical assistance to businesses in the area; the CDBG matrix code 18B.
3	Goal Name	Public facility rehabilitation
	Goal Description	The public facility rehab goal is inclusive of senior centers CDBG matrix code 03A; handicapped centers CDBG matrix code 03B; homeless facilities CDBG matrix code 03C; youth centers CDBG matrix code 03D; neighborhood facilities CDBG matrix code 03E; parks and recreational facilities CDBG matrix code 03F; fire stations/equipment CDBG matrix code 03O; and facilities for AIDS patients CDBG matrix code 03S.
4	Goal Name	Public infrastructure modernization
	Goal Description	The public infrastructure modernization goal is inclusive of street improvements CDBG matrix code 03K; sidewalks CDBG matrix code 03L.
5	Goal Name	Community Cleanups
	Goal Description	The community cleanups goal is inclusive of cleanup of contaminated sites and neighborhood cleanups, CDBG matrix codes 04A and 05V, respectively.
6	Goal Name	Basic services
	Goal Description	Basic services are inclusive of senior services CDBG matrix code 05A; youth services CDBG matrix code 05D; and childcare services CDBG matrix code 05L.
7	Goal Name	Health & mental health services
	Goal Description	Health and mental health services are inclusive of substance abuse services CDBG matrix code 05F; services for battered and abused spouses CDBG matrix code 05G; services for abused and neglected children CDBG matrix code 05N; and mental health services CDBG matrix code 05O.
8	Goal Name	Employment training
	Goal Description	The City will award a competitive grant to an organization in Norwalk that will provide employment training services in the area; the CDBG matrix code is 05H.
9	Goal Name	Housing services
	Goal Description	Housing services are inclusive of operating costs of homeless and HIV/AIDS patients programs CDBG matrix code 03T; fair housing activities CDBG matrix code 05J; subsistence payments CDBG matrix code 05Q; security deposits CDBG matrix code 05T; and housing counseling CDBG matrix code 05U.

Table 56 – Goals Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects funded in the 2015 Annual Action Plan meet the needs of low- and moderate-income individuals and households. Public facility activities will address building and site improvements in an educational facility, a community center, a facility for persons with intellectual and developmental disabilities and parks and recreation facilities and street improvements in South Norwalk. Housing activities include energy saving repairs and ADA upgrades to elderly housing and homeless housing and the rehab of 12 housing units and the acquisition of four housing units through the City Neighborhood Program. Public service projects comprise 15% of Norwalk's CDBG grant for 2015 and are designed to serve low- and moderate-income individuals and families, including seniors, youth, children, persons with disabilities and victims of domestic abuse. These projects have been defined in accordance with HUD's uncapped income limits.

Projects

#	Project Name
1	Project Year 41 - Administration
2	Project Year 41 - City Neighborhoods
3	Project Year 41 - Window Replacement - an energy saving, elderly serving project
4	Project Year 41 - Facility Improvements - Modernize & Update Doors, Gym & Classroom
5	Project Year 41 - Dialectic Behavioral Therapy for Teens
6	Project Year 41 - L.I.F.T. Program - Distracted Driving
7	Project Year 41 - Supportive Housing Case Management Services
8	Project Year 41 - Jump Start Self-Sufficiency Program
9	Project Year 41 - Head Start ELLI Initiative
10	Project Year 41 - Rehab and ADA Upgrade at Leroy Downs Apartments
11	Project Year 41 - Sheffield Island Education Program
12	Project Year 41 - Elder Abuse Prevention Initiative
13	Project Year 41 - Heating System for Supportive/Affordable Housing
14	Project Year 41 - Emergency Financial Assistance
15	Project Year 41 - Girls Computer Science Project
16	Project Year 41 - SoNoCC Renaissance Project
17	Project Year 41 - STAR, Inc. Paving and Drainage for Parking, Handicapped Ramps and Walkways

Table 57 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The majority of Norwalk's projects, including public service, housing, public facility and public infrastructure activities, are selected through a competitive process. All of the CDBG projects and programs funded in 2015 were chosen because they address the high priority needs identified by the City through the needs assessment. The greatest obstacle to meeting underserved needs is insufficient funds. Projects selected for CDBG funding were prioritized, in part, on the project applicants' ability to maximize the utilization of non-CDBG funds and services to serve the greatest number of beneficiaries.

AP-38 Project Summary

Project Summary Information

1	Project Name	Project Year 41 - Administration
	Target Area	Citywide
	Goals Supported	Residential rehabilitation Code enforcement Economic development: technical assistance Public facility rehabilitation Improve public infrastructure: modern & safe Community cleanup Basic services Health & mental health services Employment training Housing services
	Needs Addressed	Increase high quality and affordable housing Expand economic opportunities Modernize public facilities and infrastructure Increase in available social services
	Funding	CDBG: \$230,067
	Description	NORWALK REDEVELOPMENT AGENCY obo CITY OF NORWALK - The Norwalk Redevelopment Agency requests \$230,067 in PY41 CDBG funding to cover costs associated with administration of the City's CDBG program for the 2015-2016 fiscal year. The proposed Priority Needs of the City's CDBG program are: to increase high quality and affordable housing opportunities, to expand economic opportunities, to modernize public facilities and infrastructure and to increase available social services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit the City's approximately 36,236 households, of whom about 64% will be low/moderate income.
	Location Description	This project will be undertaken throughout the City in the following census tracts: 0425, 0426, 0427, 0428, 0429, 0430, 0431, 0432, 0433, 0434, 0435, 0436, 0437, 0438, 0439, 0440, 0441, 0442, 0443, 0444, 0445 and 0446.

	Planned Activities	This project will include sub-recipient orientation, contract execution; follow-up on project compliance and status; set up and review of quarterly reports; approval and processing of sub-recipient claims; and administration of the PY40 (CAPER) & PY42 (NOFA, Application, AAP).
2	Project Name	Project Year 41 - City Neighborhoods
	Target Area	South Norwalk Citywide
	Goals Supported	Residential rehabilitation Economic development: technical assistance Public facility rehabilitation Improve public infrastructure: modern & safe Community Cleanup
	Needs Addressed	Increase high quality and affordable housing Expand economic opportunities Modernize public facilities and infrastructure
	Funding	CDBG: \$906,578
	Description	City Neighborhoods focuses its efforts on revitalizing the Urban Core, and includes a new initiative, the South Norwalk Renovation Program. As previously approved by the Common Council, \$500,000 of the funds are reprogrammed to the Choice Neighborhood (bounded to the north by Washington Street, the east by Water Street, the south by Concord Street and the west by Dr. Martin Luther King, Jr. Drive) for the purpose of acquiring and/or rehabilitating two small, unoccupied, multi-family homes, for a total of four housing units. These activities will address the National Objective of Low/Mod Housing Benefit (LMH), the National Objective Measurement of Providing Decent Affordable Housing and the National Outcome Measurement of Availability/Accessibility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	These activities will benefit over 42,000 low/moderate income people in South Norwalk and throughout the Urban Core.
	Location Description	These activities will take place in the following areas: Choice Neighborhood Initiative area, South Norwalk, the Enterprise Zone and the West Avenue corridor. The three census tracts in which these activities will occur at 0434, 0437 and 0441.

	Planned Activities	Planned activities include acquisition of four housing units (two unoccupied small-multifamily homes, one of which is in the Choice Neighborhood Initiative area) for renovation; provision of technical assistance to four businesses; modernization of two parks, street improvements to one intersection via the implementation of the complete street design and the assessment of two acres of potentially contaminated land (Day St parcels).
3	Project Name	Project Year 41 - Window Replacement - an energy saving, elderly serving project
	Target Area	Citywide
	Goals Supported	Residential rehabilitation
	Needs Addressed	Increase high quality and affordable housing
	Funding	CDBG: \$67,500
	Description	<p>BROAD RIVER HOMES (BRH) - Since 1983 BRH has provided 48 affordable apartments to a diverse community of seniors. Currently BRH has 50 residents. The organization provides meals 365 days a year. Students and tenants assist its chef. BRH have a live-in Super and a Services Coordinator. BRH occupies the former Broad River School.</p> <p>This project will update the windows in BRH's aging building. The age of the building adds to the challenge of maintenance and improvement. The structure has 218 windows - a big challenge. Many are in need of repair or replacement. Repair has proven costly and ineffective. Fuel costs will be significantly reduced with energy-saving windows. This project plans for the replacement of 100 windows.</p>
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 48 households. It is estimated that 100% of the beneficiaries will be low/moderate income.
	Location Description	108 New Canaan Ave.
Planned Activities	The planned activity for this project is housing rehabilitation.	
4	Project Name	Project Year 41 - Facility Improvements – Modernize & Update Doors, Gym & Classroom
	Target Area	Citywide
	Goals Supported	Public facility rehabilitation

	Needs Addressed	Modernize public facilities and infrastructure
	Funding	CDBG: \$37,500
	Description	THE CARVER FOUNDATION: This project will replace all interior fire doors that are broken, damaged and inoperable. Replace permanent gymnasium wall padding to ensure students will be safe while using the gymnasium. Replace current room divider to allow the space to be converted to two classrooms (meeting the Department of Public Health guidelines) and also available to the Norwalk Community for small gatherings. These renovations will make the center safe and efficient. Carver Center programming includes free after-school programming, an affordable summer camp, GED and ESL classes, recreation programs and community events.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 2,140 people, about 93% of whom will be low/moderate income.
	Location Description	7 Academy St.
	Planned Activities	The planned activity for this project is the rehabilitation of a public facility.
5	Project Name	Project Year 41 - Dialectic Behavioral Therapy for Teens
	Target Area	Citywide
	Goals Supported	Health & mental health services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$46,000
	Description	CHILD GUIDANCE CENTER OF MID-FAIRFIELD - This project will provide Norwalk with a Dialectical Behavior Therapy (DBT) program for adolescents with serious self-harming symptoms (cutting, suicidal thoughts). They need an Intensive Outpatient level of intervention/availability (24/7 crisis intervention & access to after-hours). DBT emphasizes the interplay between social environments and the psychological health, or how a person interacts with others in different environments and relationships. Some people are prone to react in a more intense and out-of-the-ordinary manner toward certain emotional situations.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 36 people will benefit from this project; about 97% of the beneficiaries will be low/moderate income.
	Location Description	100 East Main St.
	Planned Activities	Planned activities for this project include staff training and client treatment.
6	Project Name	Project Year 41 - L.I.F.T. Program - Distracted Driving
	Target Area	South Norwalk
	Goals Supported	Basic services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$15,000
	Description	SONO ENTERTAINMENT & RECORDING STUDIOS - This project will engage 15 youth through the L.I.F.T. Program to produce a documentary and Public Service Announcement (PSA) on the dangers of distracted driving. Through hands-on training, L.I.F.T. will expose students to science, technology and math principles as they relate to sound and video production as well as to relevant software packages. The program will directly engage 15 youth, and affect countless others through the powerful message developed on the seriousness of distracted driving.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 15 people; about 100% will be low/moderate income.
	Location Description	56 North Main St.
	Planned Activities	This project will include hiring staff, registering youth participants, securing equipment and venues as needed, creating and debuting the promotional materials.
7	Project Name	Project Year 41 - Supportive Housing Case Management Services
	Target Area	Citywide
	Goals Supported	Housing services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$15,000

	Description	LIBERATION PROGRAMS - This project will support case management services at Gini's House, an 18-unit permanent supportive housing complex for families operated by Liberation Programs. Services are focused on helping tenants maintain their housing by providing links to resources that include job readiness and employment, financial and computer literacy, health and wellness, parenting and family planning as well as other identified needs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve approximately 18 people. It is estimated that all the beneficiaries will be low/moderate income.
	Location Description	4 Elmcrest Terrace
	Planned Activities	This project will provide direct services to clients so they can maintain housing.
8	Project Name	Project Year 41 - Jump Start Self-Sufficiency Program
	Target Area	Citywide
	Goals Supported	Employment training
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$15,000
	Description	MID-FAIRFIELD AIDS PROJECT (MFAP) - MFAP will purchase the Jump Start program, a workplace readiness training curriculum, instruct one 13 week session and place and follow participants. This program is a proven 13-week workplace readiness program that promotes self-sufficiency and provides participants skills.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 40 people. It is estimated that all the beneficiaries will be low/moderate income.
	Location Description	9 Moore Place
	Planned Activities	The planned activities for this project include enrolling participants, conducting instruction, placing participants in jobs and following the outcome.
9	Project Name	Project Year 41 - Head Start ELLI Initiative

	Target Area	South Norwalk
	Goals Supported	Basic services
	Needs Addressed	Increase available social services
	Funding	CDBG: \$15,955
	Description	NORWALK HOUSING AUTHORITY (NHA) - The NHA'S oversight of the Head Start/School Readiness program (SR) is a crucial component to its educational initiative. It also aligns with Connecticut's important SR initiatives. This project will fund professional development in the Early Language and Literacy Initiative (ELLI) model for teaching staff in the program. It provides critical ELLI model skills to best serve the students and parents. Every child gets prepared for school; parents and teachers have access to valuable resources, and the Norwalk public schools and community benefit with better-prepared students. This will fund PHASE ONE of a three-year project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 240 people. It is estimated that all the beneficiaries will be low/moderate income.
	Location Description	Nathaniel Ely Center
	Planned Activities	This project will consist of planning and continued professional development opportunities for early education staff.
10	Project Name	Project Year 41 - Rehab and ADA Upgrade at Leroy Downs Apartments
	Target Area	South Norwalk
	Goals Supported	Residential rehabilitation
	Needs Addressed	Increase high quality and affordable housing
	Funding	CDBG: \$42,936

	Description	NORWALK HOUSING AUTHORITY (NHA) - The NHA will upgrade and improve the Leroy Downs senior housing residents' only elevator. Upgrade is necessary to comply with current ADA laws and regulations; the elevator cab presently does not meet compliance standards. Leroy Downs is a four-story building with 49 residential apartments for LMI seniors. The NHA has matching funds for this work as it is part of a larger capital improvement project scheduled for implementation at Leroy Downs. The NHA earmarked a total of \$270,000.00 for rehabilitation at Leroy Downs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately 49 households. It is estimated that all the beneficiaries will be low/moderate income.
	Location Description	Leroy Downs Senior Apartments
	Planned Activities	The planned activity for this project is the modification of the elevator at the Leroy Downs Senior Apartments.
11	Project Name	Project Year 41 - Sheffield Island Education Program
	Target Area	South Norwalk
	Goals Supported	Basic services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$15,457
	Description	NORWALK SEAPORT ASSOCIATION - The Norwalk Seaport Association offers a cultural, environmental and historical journey to Sheffield Island. The island and the lighthouse provide a unique historical and educational venue which strives to increase awareness, appreciation and consideration for our environment and shows how this contributes to our quality of life. For the past twenty years the Association has brought kids out to the island. It has now grown to over 500 children each year. The Association has worked closely with Carver, Neon, Maritime Center and several elementary schools. This project will grow the education program and it will continue to be offered to low and moderate income children.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 people will benefit from this project, about 90% of will be low/moderate income.
	Location Description	Sheffield Island
	Planned Activities	This project will include recruiting eligible participants, scheduling trips, planning age appropriate education programming and hiring additional staff as needed.
12	Project Name	Project Year 41 - Elder Abuse Prevention Initiative
	Target Area	Citywide
	Goals Supported	Basic services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$20,000
	Description	NORWALK SENIOR CENTER - In 2014, the Norwalk Police department arrested five individuals for assault on victims 60 years+ where there was a domestic relationship between aggressor and victim. According to Lt. Paul Resnick, the seniors who were beaten were frequently parents. This project is a community-wide training for all caretakers (as well as those sharing space with the elderly) designed to provide education and resources to help prevent domestic violence. The trainings will be hosted at the Norwalk Senior Center and in the Norwalk Housing Authority's Senior Housing sites and Washington Village, four times per year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project would benefit about 400 people; almost all will be low/moderate income.
	Location Description	11 Allen Rd. and 92 Cedar St.
	Planned Activities	This project will consist of quarterly trainings.
13	Project Name	Project Year 41 - Heating System for Supportive/Affordable Housing
	Target Area	South Norwalk
	Goals Supported	Residential rehabilitation

	Needs Addressed	Increase high quality and affordable housing
	Funding	CDBG: \$25,000
	Description	OPEN DOOR SHELTER - This project would support updates to heating systems for four aged, failing heating systems in four supportive housing units in South Norwalk.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The project will improve heating for approximately 24 households; about 100% of will be low/moderate income.
	Location Description	4 Couch St., 129 S Main St., 137 S. Main St., and 70 Chestnut St.
	Planned Activities	The planned activities for this project are as follows: Replacement of boiler; Upgrade and modify aging furnace and update/cleaning of ductwork; Replace furnace; and Replacement of corroded baseboard heating and water heaters and thermostats.
14	Project Name	Project Year 41 - Emergency Financial Assistance
	Target Area	South Norwalk
	Goals Supported	Basic services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$35,000
	Description	PERSON-TO-PERSON (P2P) - The Emergency Financial Assistance project is designed to assist low-income residents of Norwalk move toward self-sufficiency by providing rental assistance to households in a situational crisis and security deposit assistance so they may secure affordable housing and avoid homelessness. P2P also provides assistance with utilities for families who are struggling. Before providing assistance, P2P caseworkers meet with clients and conduct comprehensive assessments, as well as provide budget counseling. In 2014, P2P provided an average of \$406 to 146 Norwalk households to assist with rent or security deposit payments, which were paid directly to the landlord.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 people and 100 households will benefit from this program. It's anticipated that 100% of the participants will be low/moderate income.
	Location Description	The services for this project will be provided out of 46 South Main St. in Norwalk. The benefits of this program will be felt in the following census tracts: 0425, 0426, 0427, 0428, 0429, 0430, 0431, 0432, 0433, 0434, 0435, 0436, 0437, 0438, 0439, 0440, 0441, 0442, 0443, 0444, 0445 and 0446.
	Planned Activities	The activities of this project include an ongoing cycle of client intake, assessment, advocacy, approval of rent/security payments and follow up.
15	Project Name	Project Year 41 - Girls Computer Science Project
	Target Area	Citywide
	Goals Supported	Basic services
	Needs Addressed	Increase in available social services
	Funding	CDBG: \$10,000
	Description	SATURDAY ACADEMY INC -The Girls Computer Science Project is for middle school girls Grades 6-8. The goal of the Girls Computer Science Project is to show girls that they can use technology for social impact and to make a difference in their communities because girls tend to gravitate towards careers or projects through which they can bring about a positive change. The project will show them that technology is a fantastic way to accomplish this. They will build something using computer science and technology that can help solve an imminent social problem under one of three themes - global health, a safer world, and intelligent technology. They will have the opportunity to build real world software.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve about 50 people, 80% of whom will be low/moderate income.
	Location Description	This project will be available at all five middle schools in Norwalk.

	Planned Activities	This project will consist of meeting and training teachers and developing and showcasing projects.
16	Project Name	Project Year 41 - SoNoCC Renaissance Project
	Target Area	South Norwalk
	Goals Supported	Public facility rehabilitation
	Needs Addressed	Modernize public facilities and infrastructure
	Funding	CDBG: \$80,000
	Description	SOUTH NORWALK COMMUNITY CENTER (SoNoCC) - The SoNoCC Renaissance Project is a phased facilities improvement of 98 S. Main Street. The final phase is an industrial kitchen, additional classroom, multipurpose room, reception and waiting area. There need for a receptionist/waiting area. The kitchen is necessary to add nutrition and creative teaching to the programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	About 3,125 people will benefit from this project and approximately 78% of those people will be low/moderate income.
	Location Description	98 South Main St.
Planned Activities	The planned activity for this project is enhancing and modernizing SoNoCC facilities.	
17	Project Name	Project Year 41 - STAR, Inc. Paving and Drainage for Parking, Handicapped Ramps and Walkways
	Target Area	Citywide
	Goals Supported	Public facility rehabilitation
	Needs Addressed	Modernize public facilities and infrastructure
	Funding	CDBG: \$99,155

Description	STAR INC - Drainage Mitigation, site preparation, asphalt resurfacing 56,075sq ft parking lot, drive, handicapped ramps, walkways for STAR, Inc. Center serving 600 local individuals annually who have intellectual and developmental disabilities (I/DD) and their families. Project is necessary for ADA and to ensure the safety of the people served, many with severe physical handicaps and mobility challenges. The aged infrastructure, coupled with significant damage resulting from more recent storms and severe winters require thorough corrective actions that are beyond the band aid annual patch jobs to ensure the safe transport of our clients for their daily programs and evacuation drills or emergencies.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	About 600 people will benefit from this project, 100% of whom will be low/moderate income.
Location Description	182 Wolfpit Ave.
Planned Activities	The planned activities for this project are paving and drainage for parking, handicapped ramps and walkways.

Table 58 – Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will allocate CDBG funds to assist low-income neighborhoods and individuals throughout the City. Within the City there are two geographic areas of critical need, which are the focus of extensive ongoing planning and redevelopment efforts. These areas are Wall Street Redevelopment Area and South Norwalk. Since June 2004, the Wall Street Redevelopment Area of Norwalk has been determined to be deteriorated, substandard or detrimental to the safety, health, morals or welfare of the City. Wall Street is the northern anchor of Norwalk's urban corridor. Approximately 94% of residents in the Wall Street Redevelopment Area are low-/moderate-income.

South Norwalk is the southern anchor of Norwalk's urban corridor. Within the South Norwalk neighborhood is HUD's "Choice Neighborhood," bounded to the north by Washington Street, the east by Water Street, the south by Concord Street and the west by Dr. Martin Luther King, Jr. Drive. South Norwalk, specifically, the Choice Neighborhood, was severely damaged by flooding caused by Superstorm Sandy, resulting in the need to replace the Norwalk Housing Authority's (NHA) Washington Village complex. The NHA and the Agency were awarded a \$30 million HUD Choice Neighborhood Implementation grant to build a new development replacing the Washington Village units and adding mixed-income and market rate units to the project.

Rationale for the priorities for allocating investments geographically

Wall Street and the Choice Neighborhood have experienced an extended period of social and financial divestment resulting in abandoned and poorly maintained properties. These conditions have cultivated the perception that the area is distressed and have detracted from residents' experiences. There are valuable assets and new projects in South Norwalk and Wall Street and continued and significant community and financial resources are required in order to fully capitalize on the investments being made in these areas. The Choice Neighborhood Initiative is leveraging a \$30 million grant from HUD to attract approximately \$120 million in private, other Federal, and State resources to South Norwalk. The Agency has submitted a Section 108 application to help finance the rehabilitation of the Globe Theater, a civic and cultural anchor of the Wall Street neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Increasing the number of high quality and affordable housing is a high priority in the City of Norwalk. Sufficient amounts of affordable housing in a community can have multiple positive impacts on lower-income households, including housing choice and the opportunity to save money and build financial security. HUD’s 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data show housing need is most prevalent among the extremely low-income group (at or below 30% AMI), which is also the group most at risk of losing their housing because of cost burden. The age of the housing stock in Norwalk has implications for the need for housing rehabilitation and lead abatement. Housing needs and qualities are analyzed in discussed in more detail in the Needs Assessment and Market Analysis sections of the Consolidated Plan. Housing activities, including energy saving repairs and ADA upgrades to elderly housing and homeless housing and the rehab of 12 housing units and the acquisition of four housing units will assist approximately 137 low-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	16
Special-Needs	97
Total	137

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	133
Acquisition of Existing Units	4
Total	137

Table 60 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Norwalk Housing Authority (NHA), the principal provider of assisted housing in the City has 1,077 public housing units and 715 housing choice vouchers. The NHA forms strategic partnerships with the City and nonprofits to serve its residents.

Actions planned during the next year to address the needs to public housing

Next year, the NHA expects approximately \$1 million from the HUD Capital Fund. With that funding, the NHA plans on addressing the following in its developments (with the exception of Washington Village): health and safety issues and meeting ADA requirements; heating systems; other needs, with priority to older properties.

The NHA, partnering with the Norwalk Redevelopment Agency, was awarded a Choice Neighborhood Implementation grant in 2014 for South Norwalk. The Choice Neighborhood Initiative (CNI) project will represent the largest capital improvement for the NHA in 2015. The development will replace 136 units of housing at Washington Village (an NHA family development) with 273 units of mixed income housing. When finished, the development will include a Community Center and a resource center.

Supported by the CNI, the NHA will help Washington Village residents become economically self-sufficient and more able to meet their personal wellness goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center and Norwalk Hospital.

The NHA works to encourage self-sufficiency, reduce dependency and help break the cycle of poverty. The NHA has 105 participants in the targeted Family Self-Sufficiency program. This program serves a range of households with programs ranging from managing finances to establishing careers and improving employment. Five people graduated from the program in 2014 with an average escrow disbursement for graduates of \$6,357 which is used for further education, homeownership and other productive uses.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The NHA has a resident advisory board (RAB), with membership of 18 to 22 people. On occasion, a member resigns or leaves the NHA and a volunteer member is recruited to fill that spot. The RAB meets at least quarterly and is briefed by the NHA staff on changes to policy and improvements to the housing developments. In addition to the RAB, the NHA Board of Directors has a resident representative and each development has a resident group that meets three to four times a year or as needed. Each of these groups participated in the formulation of the Five Year Plan for the NHA which was completed in 2014.

For the CNI, the NHA and its consultants will reach out continuously to Washington Village residents to keep them engaged in the development of the replacement units. The NHA will implement a general “people plan” that includes a broad network of community partners. The total CNI funded commitment for the “people plan” is over \$4 million, leveraging over \$18 million. For instance, the Norwalk Community College and Workforce Inc. will provide educational and workforce training opportunities to Washington Village residents that could lead to an income level that would support homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Norwalk Housing Authority (NHA) continually evaluates the needs of residents and institutes program initiatives to meet those needs. Those efforts include programs often found at housing agencies, like the Family Self-Sufficiency program. In addition, the NHA reaches out with programs not normally found at housing authorities. For instance, the NHA administers a Head Start program. The NHA also has instituted two programs aimed at school age children: the Learning Centers and the Scholarship Program. The former addresses literacy gaps for children and the latter provides a path to higher education.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Norwalk is not a direct recipient of Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) funds. The Mayor's Office is a member of the Norwalk/Fairfield County Continuum of Care (CoC). The Agency works closely with social service providers in the City. The City has awarded CDBG grants and loans in support of efforts to prevent and end homelessness and meet the needs of non-homeless people with special needs. Through the CDBG goals for basic, health and mental health and housing services and employment training the City will support homeless housing and service providers to prevent and end homelessness. The Agency will continue to support social service providers in the City, financially and as a collaborative partner, in the coming year.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The members of the CoC will continue working together to reach out to homeless persons and assess their needs. Homeless and special needs housing and service providers, the Norwalk Police Department and local businesses have joined the SoNo Alliance and are connecting unsheltered homeless people with services through information and transportation. To ensure housing first, the United Way's 2-1-1 call center and homeless housing and service providers will continue to conduct initial assessments with people in need followed by the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment when people are housed. It is anticipated that the Norwalk/Fairfield County CoC, the Stamford/Greenwich CoC and the Bridgeport CoC will merge.

Addressing the emergency shelter and transitional housing needs of homeless persons

Open Door Shelter, Malta House and 40 South Main the emergency shelter and transitional housing providers in Norwalk, respectively, will continue providing comprehensive services to their clients. It is the CoC's policy that no funded program (CoC or ESG) contracted to serve families may deny admission to any family with a child under 18 or to any member of the family.

The Domestic Violence Crisis Center will continue operating its Norwalk SafeHouse emergency shelter for victims of domestic violence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless housing and service providers in Norwalk will continue to help homeless persons make the transition into permanent housing and independent living by implementing the strategies established by the CoC. These strategies will continue to include diversion when possible; prioritizing placement of households into permanent housing by length of time homeless; working with partners such as the Agency and the Norwalk Housing Authority to facilitate access to affordable housing and preventing relapses into homelessness by connecting clients to the appropriate service and following up with clients on a regular basis until it is determined that support services are no longer required.

The Norwalk Housing Authority has designated a number of Section 8 Housing Choice Vouchers to homeless individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless housing and service providers in Norwalk will continue to be partners by participating in planning and coordinating activities through the CoC.

The City uses CDBG monies to support anti-poverty programs, which help get households on the road toward financial security in order to avoid homelessness. The Agency will provide technical assistance to area businesses and employment training programs, which will work in concert to strengthen and grow the job market and develop a qualified workforce. The Agency will acquire and rehab affordable housing, increasing the number of affordable housing units on the market.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

While it does not involve a public policy, the greatest barrier to affordable housing in Norwalk is the general market condition and the cost of housing. Norwalk uses all possible sources of funding and leverage to create and preserve affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Choice Neighborhood Initiative (CNI) is an example of the City's work to overcome expectations for a return on private investment for housing, and the general condition of the housing market. By combining resources, including the CNI grant of \$30 million, housing tax credits and other resources, the City and the Norwalk Housing Authority can offer an attractive investment for housing development. The CNI will feature a mixed income housing development of 273 units, including 136 replacement units for Washington Village, which will be owned and managed by Trinity Financial.

Land use and building regulations in Norwalk have overcome impediments to affordable housing allowing and promoting such innovations as accessory apartments. For the 'inclusionary zoning' benefits for affordable housing, the development has to be located in the City's urban core. The City will examine the extension of the requirement to other areas in the City.

The City will consider changes to its Housing Code (Chapter #59-9) which defines rooming houses as three unrelated individuals living together and includes extensive requirements for certifying/permitting a rooming house. Agencies assisting people with disabilities contract with owners of residential buildings to house people with disabilities; however, the requirements for obtaining a rooming house permit create an impediment to housing people with disabilities.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The City of Norwalk will continue to work to meet the needs of the community, including continued implementation of its Language Access Plan.

Actions planned to foster and maintain affordable housing

Through a mix of funds, including a HUD Choice Neighborhood Implementation grant and State and private resources, an increasing number of new affordable rental and ownership units will be made available over the next year and in the following four years for extremely low-, low- and moderate-income households.

The City will continue implementing its inclusionary zoning ordinance which requires new, converted or renovated housing developments in the Urban Core to make 10% of their housing units affordable to persons of very-low, low and moderate income once 20 or more units have been built. Over the next two years, the City will consider expanding the geographic scope of this ordinance beyond the Urban Core.

Norwalk Redevelopment Agency's (Agency) South Norwalk Renovation Program will acquire and rehabilitate unoccupied multi-family residential properties (two-four family) within a half-mile of the South Norwalk Train Station. The rehabilitated homes will be sold to owner-occupants earning up to 80% of the Stamford-Norwalk Area Median Income. Rental units will be restricted to households earning up to 50% of the AMI. Deed restrictions will be in place for 20 years. Counseling, landlord training and down payment assistance will be administered in partnership with the Housing Development Fund.

Actions planned to reduce lead-based paint hazards

Norwalk Housing Authority (NHA) will address lead based paint (LBP) hazards and increase access to housing without LBP hazards through the replacement of all 136 units of Washington Village apartments. When Washington Village was built in the late 1930s, lead paint was still in use.

The Agency will be rehabilitating units in the South Norwalk area. When these affordable housing units are finished, they will be free of LBP hazards. All housing developments supported by the Agency, in South Norwalk or elsewhere in the City, will be without LBP hazards.

Actions planned to reduce the number of poverty-level families

The Choice Neighborhood Initiative (CNI) will provide intensive case management to connect residents of the Norwalk Housing Authority (NHA) with services and programs that will help achieve their goals. Key partners include Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center and Norwalk Hospital. The plan also includes educational improvements and reforms. The City's Head Start program recently came under the leadership of the Housing Authority and additional school age children are

expected to enroll in the after school Learning Center program and the NHA Scholarship program. The Scholarship program assists NHA residents to continue their education after high school.

The Agency will provide technical assistance to area businesses and employment-training programs, which together will strengthen and grow the job market by developing a qualified workforce.

The Economic and Community Development loan fund will provide capital to projects with positive economic and community development benefits within the City of Norwalk's Urban Renewal Areas, expanding job opportunities.

Actions planned to develop institutional structure

Norwalk/Fairfield County Continuum of Care (CoC) provides structure to the organizations which comprise the homeless institutional delivery system. It is anticipated that the Norwalk/Fairfield County CoC, Stamford/Greenwich CoC and the Bridgeport CoC will merge in the near future. The merger will expand the capacity of the CoC.

Actions planned to enhance coordination between public and private housing and social service agencies

The Choice Neighborhood Initiative will significantly enhance coordination between public and private housing as the development will include replacement public housing units, workforce housing units and market rate units mixed together with all units designed to the same standards, regardless of the resident's income level.

The CoC will continue to be the main organization by which social service agencies coordinate and collaborate.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$280,021
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$280,021

Other CDBG Requirements

1. The amount of urgent need activities

None

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income 70%

Norwalk
Consolidated Plan
2015-2019

Appendix
Citizen Participation

Comments on Consolidated Plan
(Including Response from Norwalk Redevelopment Agency)

Citizen Participation Documents:
Minutes from Focus Group September 22, 2014
Minutes from Focus Group September 22, 2014
Minutes from Focus Group September 23, 2014
Minutes from Public Hearing, September 23, 2014
Minutes from Planning Committee Meeting, December 4, 2014
Minutes from Public Hearing, March 30, 2015
Example of Posters/Circulars/Public Notices

Arton, Hunter

From: Arton, Hunter
Sent: Monday, April 20, 2015 9:16 AM
To: 'Rachelle Kucera Mehra'; Strauss, Tami
Subject: RE: Domestic Violence Crisis Center: City of Norwalk CDBG-PY41

Dear Rachelle,

Thank you for submitting this letter and information for the record. As you know, it is up to the Planning Committee and ultimately, the Common Council, to determine which projects receive PY41 funding.

We will make sure your message and its attachment are included in the information received by the Planning Committee prior to their May 7, 2015 meeting. It will also be included in the documents submitted to the Common Council for their May 12, 2015 meeting and to HUD on May 15, 2015.

If funding recommendations are changed, we will be sure to send an email notifying all applicants the morning following the evening meeting.

Take care,
Hunter

Hunter Arton
(203) 854-7810 ext 46783
Norwalk Redevelopment Agency
125 East Avenue, room 202
Norwalk, CT 06851
Fax: (203) 854-7734
City website: <http://norwalkct.org/index.aspx?nid=652>
Agency website: <http://www.norwalkredevelopmentagency.com/>

From: Rachelle Kucera Mehra [mailto:RKuceraMehra@dvcct.org]
Sent: Friday, April 17, 2015 6:03 PM
To: Strauss, Tami
Cc: Arton, Hunter
Subject: Domestic Violence Crisis Center: City of Norwalk CDBG-PY41

Hello Tami,

I hope this finds you well...

As directed, we are submitting a response to the Planning Committee for reconsideration of the funding recommendation's for next year's CDBG program year. Would you please take this submission forward and as before, do let us know if you require additional information and thank you for your assistance at this time. Our best to the staff in your department and thank you Tami.

Best,

Rachelle Kucera Mehra
Domestic Violence Crisis Center

Stamford, Norwalk, Westport, New Canaan, Darien, Wilton & Weston

T203.588.9100 T203.853.0418 F203.588.9101

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First Floor
Norwalk,CT 06850



Please refer to our updated website at www.DVCCCT.org and, for an expanded look at our services, please visit www.EsperanzaCT.org for information and assistance in Spanish. Thanks!

DVCC is committed to promoting the fundamental right for all individuals to be safe in their personal relationships.

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Domestic Violence Crisis Center

Serving the communities of
Stamford, Norwalk, Westport,
New Canaan, Darien, Wilton
and Weston

April 17, 2015

The Planning Committee
Norwalk Redevelopment Agency
125 East Avenue, Room 202
Norwalk, CT 06851

Dear Planning Committee,

The Domestic Violence Crisis Center (DVCC) is respectfully seeking your reconsideration of the proposed funding recommendations for CDBG PY-41.

The U.S. Department of Housing and Urban Development, in their distribution of Community Development Block Grant, requires that each activity funded must benefit low-and moderate-income persons, prevention or elimination of slums or blight or address community development. The City of Norwalk Community Development Block Grant Consolidated Plan for 2015 to 2019 identifies domestic violence (DV) as a symptom of homelessness in the City of Norwalk and as a result has included domestic violence as a **top priority** for social services. As acknowledged in the plan, 17% of all homeless adults in Norwalk reported that domestic violence contributed to their homelessness. During the past 12 months the DVCC has provided services to 1,572 unduplicated victims across the Norwalk community ranging in ages from 18 months to 84 years of age. We are the only professional service provider in the City of Norwalk with the sole mission and state mandate to provide services to individual impacted by domestic violence.

The DVCC and the Norwalk Police Department (NPD) have established a coordinated community response and implemented three recognized best practices to effectively respond to Intimate Partner Violence (IPV) in the City of Norwalk. These three practices include specialized training, Lethality Assessment and a Home Visit Project. The strengthened response to DV victims and increased trust in law enforcement by low-income and traditionally underserved persons serves a critical purpose by, among other things, allowing victims of DV to remain in their homes under the protection of a restraining order or protective order. This enables victims and their families to maintain housing stability rather than falling into the cycle of homelessness.

The implementation of the three best practices below, along with a DV Liaison at the NPD, increases victim safety incalculably.

Specialized Training

The DVCC worked with the NPD to provide increased specialized DV training for police officers. This training includes information on the power and control of DV, the lethality assessment and the primary aggressor analysis.

Dual arrests, where both parties involved in an IPV incident, decreased from 36% to 12%. When a dual arrest occurs, a victim is less likely to report to the police, putting their safety

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www.dvccct.org

TOLL-FREE 24 HOUR HOTLINE: 1-888-774-2900

in danger. This decrease greatly affects victim's view of law enforcement and increases the likelihood that the victim will contact the police in future incidents. Norwalk domestic violence criminal intakes in FY '10-'11: 928, FY '11-'12: 817, FY '12-'13: 631, and FY '13-'14: 598. This represents a decrease in dual arrests by nearly 36%. Norwalk PD officers are now more thoroughly investigating the crime to identify the appropriate party to arrest which now typically leads to a single arrest. Dual arrest rates are now at 12%.

Our Family Violence Victim Advocate (FVVA) and our Attorney Advocate based in the Norwalk court reach out to our DV liaison daily at NPD when issues are identified with arrests, so that the NPD officer can quickly move to gain additional facts related to the arrest and address potential gaps.

There is an ongoing need to reinforce training with seasoned officers as well as train all new officers joining the NPD.

Lethality Assessment Protocol (LAP)

The LAP is an eleven question survey NPD officers ask a victim at the scene of an intimate partner violence crime that help an officer determine the victims potential lethality (death). If a victim screens as high risk, the victim is immediately connected to DVCC certified-DV counselor 24/7/365 to offer services to victims. DVCC services include crisis counseling, legal services and a safe place to stay, when needed. All communications are available in Spanish through our Esperanza line.

In 2014, 294 LAP's were completed by NPD, 108 of victims at the crime scene screened as High Danger and 73 of those clients engaged with DVCC services. LAP screens completed by NPD represent the highest per capita in the state of Connecticut and this effort is directly tied to the comprehensive partnership established through this project.

There is still a necessity of further training about LAP to officers because the DV Liaison from the NPD and DVCC detect gaps and mistakes after the completion of the screens that will jeopardize the effectiveness of the tool and furthermore will compromise the safety of the victim. Additionally, the reduction in dual arrest has saved lives and certainly reduced the cost of labor inherent in the previous approach.

Home Visit Project

The Home Visit Project includes a Spanish-speaking FVVA from DVCC along with the NPD DV Liaison and a second officer visiting homes of victims who have been impacted by IPV within Norwalk. As a result of the partnership with NPD, and effective screening that brings the FVVA and the NPD DV Liaison to the doorstep has had an increased response from victims coming forward seeking support and services for themselves and their children across the DVCC service platforms in the area counseling, housing and legal services that has never been seen in the last 30 years. Please note that the DVCC sheltered more children from the Norwalk community than any other homeless or child abuse provider within the city.

Home visits expand the safety net for the entire family and since 2014, nearly 50 separate household visits have been conducted. Victims have demonstrated their gratitude to the advocate and the officers, as have their extended families members living in Norwalk. We hear that victims feel safer and they report a higher trust in the police after the visit, which is especially true in traditionally underserved populations.

Even though DVCC and the NPD have seen a positive impact by implementing these practices, DV still affects 1 in 4 individuals each year nationwide and to abandon these efforts now, weakens the safety net that the DVCC and the NPD have worked so hard to establish.

Finally, we again respectfully ask you to reconsider your decision related to the proposed funding for the CDBG- PY41 and we welcome further enquiry. As you may now understand, if we abandon this partnership, at this juncture...the safety net will erode for victims and ultimately for us all.

Thank you all.

Best,



Rachelle Kucera Mehra
Executive Director
Domestic Violence Crisis Center

Stamford, Norwalk, Westport, New Canaan, Darien, Wilton & Weston
T203.588.9100 T203.853.0418 F203.588.9101

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16 River Street
First Floor
Norwalk, CT 06850



Please refer to our updated website at www.DVCCCT.org and, for an expanded look at our services, please visit www.EsperanzaCT.org for information and assistance in Spanish. Thanks!

DVCC is committed to promoting the fundamental right for all individuals to be safe in their personal relationships.

Arton, Hunter

From: Arton, Hunter
Sent: Monday, April 06, 2015 3:09 PM
To: Shockley, David
Cc: Strauss, Tami
Subject: RE: CDBG recommendation comments

Dear Mr. Shockley,

Thank you very much for your feedback regarding the critical nature of PY41 CDBG funding for the City of Norwalk's Neighborhood Improvement Coordinator program.

The Planning Committee is responsible for recommending CDBG funding allocations to the Common Council and the Common Council is responsible for adjusting/approving those recommendations prior to authorizing the Annual Action Plan (AAP) for submission to HUD. Your letter and its attachment has been provided to the Planning Committee of the Common Council for their review and will be included with the PY41 AAP when it is submitted to the Common Council for approval prior to submission to HUD.

The Planning Committee is expected to review its PY41 recommendations tonight, Monday, April 6, 2015 and again on Thursday, May 7, 2015. The Common Council is expected to approve the AAP on Tuesday, May 12, 2015. HUD requires the AAP to be submitted by Friday, May 15, 2015.

Sincerely,

Hunter Arton

Hunter Arton
(203) 854-7810 ext 46783
Norwalk Redevelopment Agency
125 East Avenue, room 202
Norwalk, CT 06851
Fax: (203) 854-7734
City website: <http://norwalkct.org/index.aspx?nid=652>
Agency website: <http://www.norwalkredevelopmentagency.com/>

From: Shockley, David
Sent: Thursday, March 26, 2015 12:17 PM
To: Strauss, Tami
Subject: CDBG recommendation comments

Tami,

The \$0 funding from the Planning Committee impacts the Neighborhood Improvement Coordinator, the SoNo STARS Program, litter cleanup supplies and graffiti abatement supplies. Attached is an article highlighting the SoNo STARS Program which I wish you to share with the Planning Committee members.

The \$0 recommendation from the Planning Committee will eliminate the SoNo STARS. Also impacted is cleanup supplies such as gloves, bags, litter grabber tools for which volunteers utilize in the spring and year round cleanup projects. With this recommendation as it currently stands, there will be no funds to purchase graffiti abatement supplies to remove graffiti in Norwalk, particularly in the hard hit urban core. The Keep Norwalk Beautiful campaign will also suffer as a result.

Sincerely,

David L. Shockley

Norwalk Redevelopment Agency

P.O. Box 5125

125 East Avenue, Norwalk, CT 06856-5125

Tel: 203-854-7810 ext 46782

Fax: 203-854-7734

The SoNo STARS

Glenn, Lisa, Justin, Tracy, Dean and Mark are the names of the individuals who make up the SoNo STARS. They proudly wear their names on the back of their bright green tee shirts as they patrol the SoNo business area most Monday, Wednesday and Friday mornings to pick up discarded items such as carelessly placed coffee cups, bottles, loose papers, food wrappers, cigarette butts, and a host of other unwanted items no one else cares to deal with. They are a remarkable crew who perform their services with a tremendous sense of pride and dedication to this much needed beautification effort.

The SoNo STARS Program has proven to be a very successful joint effort between the mayor's office, the Norwalk Redevelopment Agency, and TEC, the training and employment cooperative office of STAR Inc., located at 90 Washington Street in South Norwalk.

STAR Inc., Lighting the Way, is a not for profit organization serving individuals with developmental disabilities as well as providing support services to families. They create opportunities for individuals to live full lives with independence, freedom of choice and personal growth by providing support, service and advocacy. The SoNo STARS currently consists of 6 STAR Inc. participants who venture into the SoNo business center pedestrian areas, armed with gloves, litter grabbers, and buckets to collect these unwanted items. They work hard to help maintain the respect this cherished historic district deserves.

The SoNo STARS receive far more than their minimum wage compensation for their services. Through this community experience they build self esteem, have the opportunity to practice team building skills, and gain satisfaction by helping to restore neighborhood pride. The shop owners and patrons frequently acknowledge their contribution to the community with a friendly comment, a smile, and on occasion they provide refreshments to the crew. "The SoNo STARS provide an invaluable service to our community" remarked Tony D'Andrea, owner of Select Plastics located in Liberty Square. "The STARS all have a positive attitude; they do a great job while providing a much needed service to our community. To me they are the All Stars of Norwalk."

The SoNo STARS treasure their experience of being part of this vibrant community and look forward to their outings. Gary Nash stated that his son Justin loves this program. "Justin is social, but shy. He is who he is and has come to accept this, and he is accepted by the group which he calls his "pals." He has learned a lot being out in the community with this group. It has brought him out of his shell. He has no bad moments with the SoNo STARS. It is great that he feels accepted within the community. He proudly wears his SoNo STARS tee shirt with his name on the back. He loves it when the city trucks toot the horn as they drive by the SoNo STARS; it makes him feel real important. Justin has a can do attitude, he cares about what he does and being a part of the SoNo STARS makes his day."

One can not speak of the success of the SoNo STARS program with out recognizing the initiator and perpetual advocate of the SoNo STARS, Pete Smith, Employment Manager of STAR Inc. Pete's level of commitment to each STAR Participant is unsurpassed. His demeanor genuinely represents one of STAR Inc.'s goals to "encourage the community to recognize and appreciate the value of all individuals."

So if you happen to see Glenn, Lisa, Justin, Tracy, Dean or Mark performing their SoNo STARS services, take a moment to recognize their value, a toot of the horn and a wave, or a good word can mean the world to them. They are easy to spot in the Washington Street, North and South Main Streets areas, and occasionally at Liberty Square, by their bright lime green tee shirts worn in the warmer months, and by their blue thermal sweat shirts worn in the colder months. What may seem trivial to some may be a world of enrichment to others.

David L. Shockley, Neighborhood Improvement Coordinator for the Norwalk Redevelopment Agency and the chairperson of Keep Norwalk Beautiful.
dshockley@norwalkct.org

Arton, Hunter

From: Arton, Hunter
Sent: Monday, April 20, 2015 9:44 AM
To: Strauss, Tami; Kelly Robertson
Subject: RE: CDBG Funds

Dear Kelly,

Thank you for submitting this request for the record. As you know, it is up to the Planning Committee and ultimately, the Common Council, to determine which projects receive PY41 funding.

We will make sure your message is included in the information received by the Planning Committee prior to their May 7, 2015 meeting. It will also be included in the documents submitted to the Common Council for their May 12, 2015 meeting and to HUD on May 15, 2015.

If funding recommendations change, an email will be sent to all applicants the morning following the evening meeting.

Please let me know if you have any questions.

Take care,
Hunter

Hunter Arton
(203) 854-7810 ext 46783
Norwalk Redevelopment Agency
125 East Avenue, room 202
Norwalk, CT 06851
Fax: (203) 854-7734
City website: <http://norwalkct.org/index.aspx?nid=652>
Agency website: <http://www.norwalkredevelopmentagency.com/>

From: Strauss, Tami
Sent: Monday, April 20, 2015 9:35 AM
To: Arton, Hunter
Subject: FW: CDBG Funds

From: Kelly Robertson [mailto:KRobertson@sonocc.org]
Sent: Friday, April 17, 2015 4:42 PM
To: Strauss, Tami
Subject: CDBG Funds

Tami,

I would like to request that the CDBG Funds that was awarded to the South Norwalk Community Center for the roof be transferred to Phase 3 construction. At this time, Rick's Roofing has offered to donate the necessary repairs to the roof.

Also we completed the lottery for the after school program. The lottery clearly showed the overwhelming need for an after school program in South Norwalk and the urgency to complete Phase 3, so that additional children in the community can be served.

Thank you very much for considering South Norwalk Community Center.

Kelly Robertson

Kelly J. Robertson, M.Ed.
Executive Director
South Norwalk Community Center, Inc.
98 South Main Street
Norwalk, CT 06854
203.295.3380 x801
203-570-5888
www.sonocc.org

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Arton, Hunter

From: Arton, Hunter
Sent: Thursday, April 16, 2015 3:53 PM
To: Pena, Warren A.
Cc: Strauss, Tami
Subject: RE: Fw: PY41 Funding Recommendations from 4.6 meeting
Dear Mr. Peña,

Thank you for submitting this information for the record. As you know, it is up to the Planning Committee and ultimately, the Common Council, to determine which projects receive PY41 funding.

We will make sure your message and its attachment are included in the information received by the Planning Committee prior to their May 7, 2015 meeting. It will also be included in the documents submitted to the Common Council for their May 12, 2015 meeting and to HUD on May 15, 2015.

Sincerely,
Hunter

Hunter Arton
(203) 854-7810 ext 46783
Norwalk Redevelopment Agency
125 East Avenue, room 202
Norwalk, CT 06851
Fax: (203) 854-7734
City website: <http://norwalkct.org/index.aspx?nid=652>
Agency website: <http://www.norwalkredevelopmentagency.com/>

From: Warren A. Peña [mailto:warrenapena@gmail.com]
Sent: Thursday, April 09, 2015 8:16 AM
To: Strauss, Tami
Cc: Kimmel, Bruce I.; Hempstead, Doug; dhempstead@stewleonards.com; Arton, Hunter; Sheehan, Timothy; Kelly Robertson
Subject: Re: Fw: PY41 Funding Recommendations from 4.6 meeting

Please see the NPS and SoNoCC ATB signed contract attached.
We had the lottery last night which went well.
There were 118 kids that applied with only 60 slots (30 in each of the two renovated classrooms).

This final phase of construction will allow us to build another classroom that can host another 30 children (90 total).
Our take away from last night was that the need is definitely there.

Thank you for your consideration.

Warren

On Wed, Apr 8, 2015 at 4:35 PM, Strauss, Tami <tstrauss@norwalkct.org> wrote:
The latest (and only) version of the Action Plan recommends \$80,000 to repair the roof (per Planning Committee recommendations). The Action Plan is open for public comment until April 19th and will be voted on at the May Planning Committee meeting to advance for Common Council approval.

Mr. Peña's request to allocate the funding to the interior of the building came after the Action Plan was released for public comment. The Planning Committee can vote to allocate the funding to the interior of the building at the May Planning Committee meeting.

Thanks,
Tami

From: Warren A. Peña [mailto:warrenapena@gmail.com]
Sent: Wednesday, April 08, 2015 4:26 PM
To: Kimmel, Bruce I.
Cc: Hempstead, Doug; dhempstead@stewleonards.com; Strauss, Tami
Subject: Re: Fw: PY41 Funding Recommendations from 4.6 meeting

Hi Bruce - got it, perhaps we have a wrong version.
Would I be able to obtain a copy of the latest document?

Thanks, Warren

On Wed, Apr 8, 2015 at 4:14 PM, Bruce Kimmel <brucekim@optonline.net> wrote:
Warren, I did not see the attachment on my phone. What you attached is not the latest document, the one we received earlier this week did not include the roof. Bruce

From: Warren A. Peña [mailto:warrenapena@gmail.com]
Sent: Wednesday, April 08, 2015 1:14 PM
To: Bruce Kimmel
Subject: Fwd: Fw: PY41 Funding Recommendations from 4.6 meeting

Bruce - seems like the recommendation is for the roof, not the 1st floor.
See attached.

I left Doug a vm.

Warren

----- Forwarded message -----
From: **Kelly Robertson** <KRobertson@sonocc.org>
Date: Wed, Apr 8, 2015 at 12:36 PM
Subject: Fw: PY41 Funding Recommendations from 4.6 meeting
To: "Warren A. Peña" <warrenapena@gmail.com>

FYI

Kelly J. Robertson, M.Ed.
Executive Director
South Norwalk Community Center, Inc.
98 South Main Street
Norwalk, CT 06854
[203.295.3380 x801](tel:203.295.3380)
[203-570-5888](tel:203-570-5888)
www.sonocc.org

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From: NorwalkCDBG@dullestech.com <NorwalkCDBG@dullestech.com>
Sent: Tuesday, April 07, 2015 1:25 PM
To: tstrauss@norwalkct.org; harton@norwalkct.org
Cc: tcarney@norwalkct.org
Subject: PY41 Funding Recommendations from 4.6 meeting

Dear PY41 Applicants,

Thank you for your participation in the CDBG process and program.

Last night, the Planning Committee revised their PY41 funding recommendations for public services activities.

Attached is a revised spreadsheet indicating the recommendation for each application.

As a reminder, citizens and organizations (including you and yours!) are strongly encouraged to comment on the CDBG program, including the recommended allocation of funds. Written comment may be submitted to the Redevelopment Agency through the close of the Comment Period on Sunday, April 19 at 11:59PM.

The CDBG documents currently available for public review (Citizen Participation Plan and 2015-2019 ConPlan/PY41 Annual Action Plan) are available on our website: <http://www.norwalkct.org/index.aspx?nid=652>.

Please don't hesitate to call or email if you have any questions!

Take care,

Hunter

harton@norwalkct.org
[\(203\) 854-7810 x46783](tel:(203)854-7810x46783)

--

Warren A. Peña
President & Chairman of the Board
South Norwalk Community Center, Inc.
98 South Main Street, 1st Floor
Norwalk, CT 06854
Ph: [203.295.3380](tel:203.295.3380)
Cell: [203.515.0046](tel:203.515.0046)
www.sonoccc.org

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--

Warren A. Peña
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AFTER THE BELL PARTNERSHIP AGREEMENT

Agreement made this 30 day of January, 2015 between the **NORWALK PUBLIC SCHOOL DISTRICT** ("NPS"), organized and existing under the laws of the State of Connecticut, acting herein by Manuel J. Rivera, Ed.D., its duly authorized Superintendent of Schools, and **SOUTH NORWALK COMMUNITY CENTER, INC.** ("SNCC"), a corporation existing under the laws of the State of Connecticut, acting herein by Warren Pena, its Chairman, duly authorized.

WITNESSETH

WHEREAS, NPS and SNCC wish to partner in order to establish and operate an after school learning center, which will function as a satellite extension site of NPS's existing "After the Bell" program, and will serve eligible students living in the attendance zone who are currently attending late release elementary schools and /or District #99 (hereinafter, "the Program"); and

WHEREAS, NPS and SNCC have agreed that the Program should be located in the South Norwalk Community Center, 98 South Main Street in Norwalk, Connecticut, which is owned and operated by SNCC (hereinafter, "the Center").

NOW THEREFORE, in consideration of the mutual promises set out herein, and other good and valuable consideration, the parties agree to operate the Program for children who are currently attending late release elementary schools and/or District # 99, at the South Norwalk Community Center based on the following:

1. SNCC OBLIGATIONS

A. During the term of this Agreement, SNCC shall be solely responsible for all aspects of operating and managing the Center and will make available to NPS four thousand (7,125) square feet of space located on the first floor of the Center, together with an outdoor play area, to be used for the Program. Accordingly, SNCC shall:

- (a) Obtain and maintain at its own costs, all necessary and appropriate insurance for the Center, including that required pursuant to Section 4 of this Agreement and provide all required information and evidence of such coverage at the request of NPS, which insurance shall name NPS and its "After the Bell" program as an additional insured and loss payee, as its interests may appear, and;
- (b) Provide the NPS with access to two classrooms and the multipurpose room as well as an agreed upon portion of the playground adjacent to the Center for use in connection with the Program. It shall be the responsibility of SNCC to ensure that such areas of access shall be secured in order to prevent access by individuals not associated with the Program.
- (c) Perform all operations and services necessary to maintain a clean, secure and safe environment for the students participating in the Program, including the maintenance and operation of the Center's premises. Such services shall include, but not be limited to the following:
 - (i) custodial/janitorial services,

AFTER THE BELL PARTNERSHIP AGREEMENT

- (ii) Maintenance of light bulbs,
 - (iii) Provision of security system and security personnel agency services,
 - (iv) Maintenance of playgrounds and play equipment,
 - (v) Maintenance of the lawn areas surrounding the building,
 - (vi) Clearing of snow and ice from all access ways and walkways used as means of ingress and egress for the Center,
 - (vii) Garbage/trash removal,
 - (viii) All capital repairs and improvements necessitated as a result of normal wear and tear. Notwithstanding the above, NPS shall be responsible for all repairs, improvements and replacements necessitated as a result of NPS's negligence, misuse of the Premises or intentional acts.
- (d) Provide wrap around services including but not limited to health and wellness, counseling and case management services, South Norwalk Community Center will provide case management, ESL classes (Spanish & French), translation of documents (Spanish & French), driving classes, GED, career development and any other services offered by the Community Center.
- (e) Provide clear communication to all families, of relevant information regarding the Program and services provided in connection therewith. Such communication shall include a weekly written newsletter (available in Spanish and French Creole as needed) and shall be available in both written and electronic format.

B. SNCC will be the employer of record for the following positions:

- Site Coordinator for the Program (job description attached as Exhibit # 1)
- After School Site Assistant (job descriptions attached as Exhibit # 2)

NPS will assist in the hiring process by performing all required and reasonable background investigations and confirmation of personal and professional qualifications. The Decision to hire any individual hired in connection with the Program will be based on the goal of promoting the safety and wellbeing of all children participating in the Program.

2. NPS OBLIGATIONS

During the term of this Agreement, NPS shall be permitted to use and occupy the Center, consisting of two classrooms and use of the multipurpose room on the first floor of the building: together with the outside playground and the adjacent parking lot for purposes of operating the Program. Commencing with the execution of this Agreement and continuing for the term hereof,

AFTER THE BELL PARTNERSHIP AGREEMENT

NPS shall be responsible for the operation of the Program and all associated Program operating expenses as set forth herein. For purposes of this Agreement, "Program operating expenses" shall include all direct costs incurred in operating the Program at the Center (not to exceed \$80,000, as referenced in (7) below), including all salaries and wages of Program staff employees, (including a Site Coordinator and Childcare staff) which will be reimbursed to the SNCC, but excluding those expenses and costs listed in paragraph numbered 1 above. Accordingly, NPS shall provide the following at its own expense:

- 1) (a)(2) Certified Teachers
- 2) (b) Tables, Chairs, bookcases (purchased and owned by NPS)
(c) Advertising for program
(d) Daily snack provided by Whitsons
- 3) (e) Educational and instructional supplies including but not limited to Kidzlit Reading Program (purchased Spring 2014), 20 Chrome books and cart, games, craft and gym supplies
- 4) (f) Expenses related to Program administration, accounting, human resources
- 5) (g) Curriculum and program support
(h) Parent communications for purposes of recruitment and enrollment into program
- 6) Professional development for staff, as appropriate
- 7) All expenses will be incurred and paid at the sole discretion of the NPS and in no event shall the total expenses incurred in connection with the Program exceed \$80,000 dollars in the 2014-2015 school year.

NPS may, at its own expense, make such alterations and improvements to the Center, provided that such improvements and alterations are done in a workmanlike manner in keeping with all building codes and regulations and in no way harm the structure of the Center.

3. SCHEDULE OF USE

A. NPS will use the Center Mondays through Fridays from 3 PM to 6 PM, throughout the school year, in conformity with the school calendar. The parties understand and agree that the days and times of use may change to incorporate additional program time on Saturdays. Any agreement modifying the schedule of use can be documented in a letter signed by both parties

4. INSURANCE AND INDEMNIFICATION

A. Each party hereto shall indemnify and hold harmless the other party and the other party's directors, officers, agents, servants, and employees from and against all

AFTER THE BELL PARTNERSHIP AGREEMENT

demands and/or claims, losses, and/or expenses, arising from or in connection with such indemnifying party's responsibilities, obligations and/or performance under this Agreement; except no party shall be indemnified for claims, losses or demands resulting from its own negligence, intentional tort, fraud or criminal conduct or such actions or omissions on the part of such party's directors, officers, agents, servants or employees.

- B. Prior to the commencement of the work hereunder, SNCC shall furnish the NPS a certificate of insurance evidencing the above-mentioned coverage. The insurance policy or certificate shall contain an endorsement providing that the insurance company will notify the NPS thirty (30) days prior to the effective date of any cancellation, material modification, or termination of the policy.

5. TERM/TERMINATION

A. This Agreement shall be effective throughout the remainder of the 2014-2015 school year commencing with the date of execution and, unless terminated earlier as provided herein below, shall continue in effect until June 30, 2015. NPS shall have the option to extend the term hereof for the 2015-16 school year, upon written agreement of both parties at least sixty (60) days prior to the expiration of the Agreement.

B. Either party may elect to terminate this Agreement before the term is ended, by giving forty-five (45) days written notice to the other party, except in the case of an uncured default, which shall be thirty (30) days. Termination shall be effective only upon the expiration of forty-five (45) days following receipt by the non-terminating party of such written notice.

C. NPS may terminate this Agreement at any time in the event that NPS has ceased to conduct the Program or has decided to relocate the Program. In such event notice shall be given to all parties in writing no less than thirty (30) days prior to the termination dates.

6. DEFAULT

- A. If either party hereto defaults in the performance or observances of any obligation or condition contained in this Agreement and such party shall not cure such default within fifteen (15) days after notice in writing from the non-defaulting party specifying the default or shall not, within said period, commence to cure such default and thereafter prosecute the curing of such default to completion with diligence, the non-defaulting party, acting in its discretion and without thereby waiving such default, may remedy such default at the expense of the defaulting party. If such non-defaulting party makes any expenditure or incurs any obligations for the payment of money in connection therewith, such terms paid or obligations incurred shall be paid to such party by the defaulting party.

7. PAYMENT SCHEDULE

AFTER THE BELL PARTNERSHIP AGREEMENT

A. NPS will reimburse SNCC for its provision of the following related services in connection with the operation of the Program:

- a. All program staff salaries Site coordinator, AS After School staff
- b. Security personnel – 5 days per week, Monday-Friday, 3.5 hours per day, 3-6pm (see attached proposal listing the number of people and pay rates for each, attached hereto as Exhibit #4)
- c. Custodial services - 5 days per week, Monday-Friday, 4 hours per day, 3-6pm (see attached proposal)
- d. Utilities - 5 days per week, Monday-Friday, 3 hours per day, 3-6pm The amount reimbursed shall be calculated by multiplying the percentage of the total square footage of the building that represents the area occupied by the Program.

B. The procedure for processing of reimbursements is as follows: On or after the last day of each month SNCC shall submit to NPS' Office of Comptroller, all such documentation in such form as may be required by NPS, including an itemized application for reimbursement to include all staff (Site Coordinator, AS Site Assistants, Security, Custodial) salaries with a Payroll Service Statement and a utility bill for the current month. NPS reserves the right to request additional information or a clarification of the information provided prior to processing any request for reimbursement.

C. For the Period of March 16, 2015 through March 31, 2015 NPS will issue a payment for services outlined in section 7. Thereafter all remaining payments will follow the above outlined reimbursement process.

8. MISCELLANEOUS PROVISIONS

A. The rights and remedies of either party under this Agreement shall be cumulative and in addition to any other rights given to either party by law or in equity and the exercise of any right or remedy shall not impair either party's right to any other remedy, including termination or indemnification.

B. If the provisions of this Agreement shall be held, or deemed to be, or, in fact, shall be inoperative or unenforceable as applied in any particular situation, such circumstances shall not have the effect of rendering any other provisions herein invalid, inoperative or unenforceable to any extent whatsoever. The validity of any one or more phrase, sentence, cause or paragraph herein contained shall not affect the remaining portions of this Agreement or any part hereof.

C. This Agreement shall not be changed, modified or amended nor shall a waiver of its terms or conditions be deemed effective except by a written document signed by the parties hereto.

D. All communications and notices relating to this Agreement are to be delivered in writing, by certified mail with confirmation of delivery, to the following individuals and addresses or to such others as either party may designate from time to time:

If to **Norwalk Public Schools:**

AFTER THE BELL PARTNERSHIP AGREEMENT

Superintendent of Schools
125 East Avenue, P.O. Box 6001
Norwalk, CT 06852-6001

If to South Norwalk Community Center Inc.:

Warren Peña, Chairman
South Norwalk Community Center Inc.
98 South Main Street
Norwalk, CT 06854

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

By South Norwalk Community Center Inc.

Warren Peña

Authorized Official (*signature*)

Warren Peña

Authorized Official (*typed*)

Chairman

Title

Date

1/30/15

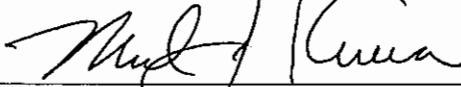
Sworn and subscribed to before me on this 30 day of January, 2015.

Melissa Penner
Commissioner of the Superior Court/Notary Public

2/28/2018
Commission Expiration Date

AFTER THE BELL PARTNERSHIP AGREEMENT

By Norwalk Public Schools


Authorized Official (signature)

Manuel J. Rivera, Ed.D

Superintendent of Schools

Authorized Official (typed)

Title

January 30, 2015

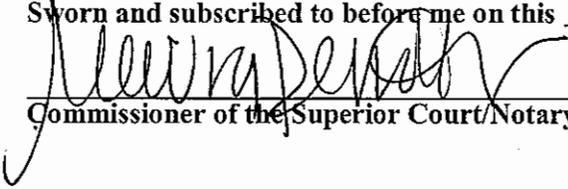
Date

Sworn and subscribed to before me on this

30

day of

January, 20 15


Commissioner of the Superior Court/Notary Public

2/28/2016
Commission Expiration Date

**City of Norwalk
Five Year Consolidated Plan
And Analysis of Impediments
Focus Group – National Origin (Haitian, Creole Speaking)
7:15 p.m., September 22, 2014
South Norwalk Community Center
Minutes**

Facilitator, staff and consultants in attendance:

Victoire Legerme, Facilitator

Hunter Arton, Community Relations Administrator, Norwalk Redevelopment Agency

Dan Cahill, Consultant

Minutes:

Victoire Legerme was the facilitator for this focus group. Ms. Legerme has an extensive background in community organizing with the Haitian community. Ms. Legerme is from Haiti.

There were nine people in attendance, all of whom spoke Creole. Ms. Legerme began the discussion by stating the purpose of the meeting. She explained the concept of the community development program and fair housing work and planning. She introduced Ms. Arton and Mr. Cahill.

The initial discussion concerned living and neighborhood conditions in Norwalk. People generally felt good about living in Norwalk. There was a wide variety of time since people had moved to Norwalk – between 3 and 22 years. Some attendees felt comfortable in their neighborhoods, others thought that different ethnic groups did not want to socialize with them. They thought that language might be a barrier and generally folks tended to socialize with people they know. People valued a quiet neighborhood.

Next, housing discrimination was discussed.

Issue # 1: **Accent.** Participant had employer with no accent call on her behalf to a landlord about a rental property. Landlord called participant back and after hearing recipient's accent, the landlord did not want to proceed with the rental process and hung up on the client.

Issue # 2: **Small kids.** Landlord stated clearly he/she does not want people with **small kids** (1 kid is an issue, with 2 kids is even worse).

Issue # 3: **Color of skin.** Participant booked an appointment with landlord over the phone; however, when they arrived at the rental property the landlord told them someone else just paid for the apartment and it was no longer available. Weeks later they continued to see the same house available for rent (in Fairfield).

**City of Norwalk
Five Year Consolidated Plan
And Analysis of Impediments
Focus Group – National Origin (Spanish)
7:20 p.m.
September 22, 2014
South Norwalk Community Center
Minutes**

Facilitator, staff and consultants in attendance:

Oscar Destruge, Facilitator

Hunter Arton, Norwalk Redevelopment Agency

Dan Cahill, Consultant

Oscar Destruge started the meeting. He introduced myself, giving his personal history of coming to America as a young boy. Presently he is a Fire Commissioner in the City of Norwalk. He spoke about his desire to help immigrants become informed and integrated into the community.

Mr. Destruge encouraged people to speak up, stated that everything would be confidential, no names would be mentioned, thus allowing us to have an open dialogue. Next, he introduced Ms. Arton and Mr. Cahill. He explained that the City was reaching out to the community to explain different programs. The City was interested in finding out what it is like to live in Norwalk's neighborhoods and what ideas would be about improvements. Also, the City is researching housing discrimination and would like to see what experiences people are having with housing.

Mr. Destruge asked, on a scale of 1 to 10, **how do people feel about living in Norwalk?** The response was: "7", we like the west side of Norwalk; "8", it's a very good, safe City; "10 and "5".

The time that people have lived in Norwalk: 35, 15, 12 years and one person/family had been in Norwalk for 5 months.

How do people feel about their neighborhoods?

In the West side of Norwalk, off Ponus Av., we feel very good, a "10".

In East Norwalk, we love the neighborhood, an "8".

For the neighborhood near Rt. 7, we feel very happy with our neighborhood.

What do you like about your neighborhoods?

It's quiet and safe for children to play; neighbors are homeowners and make it nice to live there.

Can you describe neighborhood problems?

There is a lack of police patrols; we had a motorcycle stolen from our garage; but police were very polite when they did respond.

Another response indicated the family is worried about traffic.

Another respondent indicated that there were no problems; another said that people are driving too fast.

One person felt that police are profiling... they were stopped by police who, when they found out that the passengers were Colombian, the police said "where are the drugs".

Another person indicated that garbage collections can be a problem - if you don't put the recycle bin in the right position, they will not take the recycle items.

Rents are high for single people. Landlords set high prices for certain people.

People are skeptical and don't attend meetings like these.

What would you do to make the neighborhood better?

We need more police patrols.

The City should put speed bumps on the streets.

Regulations should be created so that landlords cannot increase rents discriminately.

What is it like to look for housing in Norwalk?

Housing is scarce. Buildings are built with housing, but they are not affordable. For instance, there are new apartments on Rt. 7 but they are exclusive, the rents are high. Another respondent indicated that there is just no access to housing.

What is it like to look for a place to rent?

Hispanics have a problem looking for apartments. More African-Americans occupy housing.

Apartment prices are beyond our ability to pay and are excessive. We need more oversight over affordable rent units, and that housing should be up to code.

One attendee and his family owns their own home.

Renting is difficult because rental prices are so high. One person felt that they are asked to pay more rent because they are Hispanic.

When asking about an apartment which is really for rent, landlords claim that apartment is already rented.

One attendee was paying \$450 for one room. That room was shared with a friend. That location was Taylor Ave. The person needed to share room in order to be able to afford the rent.

What is it like to look for a place to own?

One of the attendees indicated that there was no problem finding a home or getting financing. There was an issue with city services. Taxes were high but there is no

garbage collection, nor city sewer. You have to bring your own garbage to the garbage dump. This location is near New Caanan.

Mr. Destruge asked the homeowner, what is was like to get a loan to buy a house?

The response was that there was not a problem.

Mr. Destruge then indicated that it is against the law to discriminate, including discriminating because of race, the color of your skin or the place where you are from. Also, it is against the law to discriminate because of Sec 8 or the size of your family.

Has anyone had problems with renting because of this?

The home owner present experienced discrimination on account of being a single mother with two children. Another attendee used Section 8 for a unit on Benedict St., but the landlord wanted to charge me separately for a washing machine.

One family did not get heat during the winter. The landlord puts heat on during hours that their store operates, but not after the store closes.

People are afraid to complain because they don't have documents.

Children here lose respect, neighbors don't say hello.

However, another respondent said that they had no problems with discrimination.

One person experienced a murder occurring in her neighborhood.

Has anyone had problems with buying a home because of this?

One attendee indicated hat they did not.

But, the City has changed. Thirty-five years ago, one attendee lived at one place paying \$425. After I moved out, new tenants payed over \$1000

Next, Mr. Destruge went on to inform attendees of availability of resources to deal with discrimination.

Do people here know about the Norwalk office of fair housing?

One attendee knew about it, but thought it was a non-efficient bureaucracy;

That experience was 35 years ago.

Mr. Destruge made people aware of fair housing office with contact information and encouraged them to contact that office if they feel that they are being discriminated. One can make a fair rental, fair housing claim even if they are undocumented.

Mr. Destruge ended the meeting at approximately 8:00 PM by thanking attendees for coming.

**City of Norwalk
Five Year Consolidated Plan
And Analysis of Impediments
Focus Group – People With Disabilities
3:00 p.m. September 23, 2014
Meeting Room, Star, Inc, Norwalk, CT
Minutes**

Staff and consultants in attendance:

Hunter Arton, Community Outreach Administrator, Norwalk Redevelopment Agency
Dan Cahill, Consultant
Emily Vander Does, Consultant

Agency description:

The focus group was held at STAR, Inc; Keystone House also had staff and clients in attendance. Both non-profits provide services to clients with physical and mental disabilities. Staff from both STAR and Keystone House were present along with clients.

Minutes:

Dan Cahill started the hearing at approximately 3:00 P.M. There were approximately 25 people in attendance. Mr. Cahill described the planning effort for community development (Consolidated Plan). He also presented an overview of the strategies used for the analysis of impediments to fair housing. He also reviewed the concept of protected classes, and acts of discrimination that are often present in housing markets. Mr. Cahill and Ms. Vander Does then facilitated discussion with questions and comments about the community and housing.

How do you feel about your housing?

- Group homes are restrictive; there is limited privacy and clients don't always get along with caregivers.
- There is a long waiting list for Section 8 and even with Section 8 it is extremely difficult to find an affordable apartment that is safe and sanitary.
- Housing costs are high.
- Affordable housing is poor quality housing.
- There is limited affordable accessible housing. There is a need for:

- Ramps;
- Hand rails;
- Wide doorways;
- Uncarpeted floors;
- Large (more than one bedroom) one floor apartments;
- Sidewalks, and other pedestrian construction for people with mobility issues
- There is limited affordable housing with good access to transportation.
- Access to public and private amenities is important.

Non-housing community development

- Job mobility is limited.
- Employment can result in falling off the “subsidy cliff.”, where no assistance is available and net income is lower.

Discrimination

- Specific incidence of discrimination – landlord kept a “separate pile” of rent applications where the source of income was SSDI.
- Applications are denied for no apparent reason.

Change over time

- Increased independence.
- Apartment re-hab was faster in at least one situation.
- STAR and Keystone have their own source of rental subsidy and direct deposit helps get rent payment to landlords on time.
- STAR underwrites small loans to clients for rental deposits. The state assistance for rental deposits is too slow.

Needs

- Affordable housing – in the last year rent has increased to the point where clients can barely afford an efficiency apartment.
- Space
- Access to laundry
- More forgiving, reasonable and considerate staff in group homes and thank you to the staff for all they do.

There was discussion about an issue with a building/housing code requirement concerning Rooming Houses that made it difficult to have 3 or more people in a home supported by STAR services.

Before the meeting ended, Mr. Cahill reviewed sources of assistance when a person with disabilities (or any person in a protected class) experienced discrimination. In particular, the Fair Housing Officer (FHO) for Norwalk was mentioned. A number of attendees had positive experience with the FHO and appreciated her assistance. The FHO’s contact information was distributed. Mr. Cahill ended the meeting at approximately 4:10 P.M.

**City of Norwalk
Five Year Consolidated Plan
And Analysis of Impediments
Public Hearing
6:00pm
September 23, 2014
Rm. A330 Norwalk City Hall
Minutes**

Staff and consultants in attendance:

Tami Strauss, Director of Community Development Planning, Norwalk Redevelopment Agency

Hunter Arton, Norwalk Redevelopment Agency

Dan Cahill, Consultant

Emily Vander Does, Consultant

Minutes:

Dan Cahill started the hearing at approximately 6:10 P.M. Mr. Cahill reviewed the purpose and contents of the Consolidated Plan (ConPlan), Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER). He also examined the overall process by which they are completed. Mr. Cahill presented an overview of the strategies used for the analysis of impediments and explained that it is required by the U.S. Department of Housing and Urban Development (HUD) for the City to have the analysis done. In the presentation Mr. Cahill explained protected classes, and acts of discrimination that are often present in housing markets. He described the process of gathering data from the city in various forms, and working with it to create the Analysis of Impediments to Fair Housing.

After the presentation, discussion of issues led to a review of some of the earlier focus groups held concerning the ConPlan and the Analysis of Impediments for Fair Housing. Neighborhood conditions and affordable housing were both top issues for these groups and attendees of the Hearing agreed. Code enforcement as a method of dealing with neighborhood conditions and keeping housing affordable was mentioned. Transportation was also an issue related to availability of employment.

A review of some social services was the next topic. NEON, the area Community Action Agency closed recently. Although there is somewhat of a vacuum, other agencies, including United Way of Coastal Fairfield County, have stepped in to pick up the slack.

At this time, David Kennedy, the Chief Operating Officer for United Way of Coastal Fairfield County, presented several points. The United Way played an integral role in developing the City's 10-year plan to end homelessness and is the lead applicant in the current Continuum of Care (CoC) application. The CoC jurisdictions of Norwalk-Fairfield, Stamford/Greenwich and Bridgeport have applied to merge to enable an expanded regional approach to addressing and ending homelessness. Attendees recognized that homelessness and affordable housing is not the sole responsibility of any one community. Communities have to seek common ground to solve those issues.

The United Way of Coastal Fairfield County is working to raise awareness for the working poor, especially women and children. Recently the organization launched ALICE a multifaceted program which will address issues for the working poor. ALICE stands for Asset Limited, Income Constrained, Employed.

Toward the end of the meeting the following points were made:

- There is no Habitat for Humanity in Norwalk.
- Childcare issues are important for Norwalk.
- Out of school activities are important for the community.

The meeting ended at approximately 7:00 P.M.

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
DECEMBER 4, 2014**

ATTENDANCE: Douglas Hempstead, Chair; John Kydes, Richard Bonenfant, Shannon O'Toole-Giandurco, Bruce Kimmel, Travis Simms (7:11 p.m.); Sharon Stewart (7:22 p.m.)

STAFF: Timothy Sheehan, Redevelopment Agency Director; Tammy Strauss, Director of Community Development Planning,

OTHERS: Candace Mayer, Norwalk Housing Authority; Dan Cahill, Cahill & Associates; Frank Farricker, Wall Street Theater.

CALL TO ORDER.

Mr. Hempstead called the meeting to order at 7:07 p.m.

ROLL CALL.

Mr. Hempstead called the roll. There was a quorum present

PUBLIC PARTICIPATION.

There was no one present who wished to address the Committee at this time.

I. MINUTES.

November 6, 2014

- ** MR. BONENFANT MOVED THE MINUTES OF NOVEMBER 6, 2014.**
- ** THE MOTION TO ACCEPT THE MINUTES OF NOVEMBER 6, 2014 AS SUBMITTED PASSED WITH FOUR IN FAVOR (HEMPSTEAD, KYDES, O'TOOLE-GIANDURCO AND KIMMEL) AND ONE ABSTENTION (BONENFANT).**

November 19, 2014

- ** MS. O'TOOLE- GIANDURCO MOVED THE MINUTES OF NOVEMBER 19, 2014.**
- ** THE MOTION TO ACCEPT THE MINUTES OF NOVEMBER 19, 2014 AS SUBMITTED PASSED UNANIMOUSLY.**

II. BUSINESS.

A. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

1. Approve Advancing the Norwalk Housing Authority's Certificate of Consistency Request to the Common Council

**** MR. BONENFANT MOVED THE ITEM.**

This item was held over to this meeting in order to provide the Committee with the comments from the public.

Mr. Kimmel asked what RAB stood for. Ms Mayer said that it was “Residence Advisory Board”. He asked if all the comments were from Board members. Ms. Mayer said that they were.

Mr. Simms joined the meeting at 7:11 p.m.

Mr. Bonenfant asked about the length of the waiting lists. Ms. Mayer said that it was very long and there was about a 10% turn over of units a year, which is about 150 units. In the public, the turn over rate is 50%.

**** THE MOTION TO ADVANCE THE NORWALK HOUSING AUTHORITY'S CERTIFICATE OF CONSISTENCY REQUEST TO THE COMMON COUNCIL PASSED UNANIMOUSLY.**

2. Development of 2015-2020 Analysis of Impediments to Fair Housing Choice and Consolidated Plan for Housing and Community Development (For Information Only)

Ms. Strauss said that Mr. Cahill was present to narrate the PowerPoint on the FY 15-FY19 Consolidated Plan

Ms. Stewart joined the meeting at 7:22 p.m.

Mr. Hempstead asked about the timetable. Ms. Strauss reviewed the dates. Mr. Hempstead said that there had been issues in the past where the timelines were very tight. Mr. Hempstead asked if there could be a special meeting set up to work on the Consolidated Plan between January and February.

A discussion followed about the public comment period. Mr. Sheehan said that he would be concerned about sending something out for public comment that the Committee had not yet seen.

Mr. Kimmel asked Mr. Cahill whether there were other municipalities that were overwhelmed with the requirements. Mr. Cahill said that it appears that each year, the HUD requirements have increased. Mr. Kimmel pointed out that this particular committee has dealt with a large amount of information and two required public hearings. Mr. Hempstead asked if the staff could conduct the hearings. Mr. Kimmel said that while the time would be well spent, it was an organizational issue.

Ms. O'Toole-Giandurco asked how the staff handles the incoming data when the applications were also coming in. Ms. Strauss said that it was complicated because of all the HUD requirements. Mr. Sheehan commented that the CDBG funding for the staff administration was 20%, but the actual staff time involved exceeds this. Mr. Sheehan said that over time, the funding has been cut by about 60%. Discussion followed. Mr. Hempstead asked if someone could come down from HUD to give an overview of how the HOME funding is calculated.

Mr. Hempstead asked Mr. Cahill how one would determine when the staff time on the program exceeds the amount of funding awarded. Mr. Cahill suggested that perhaps the Committee would like to select an area of need and fund one key agency in the area and then award several smaller funding amounts to satellite programs or agencies. Discussion followed.

B. GLOBE THEATER.

1. Update on Section 108 Application.

Mr. Frank Farricker, the Wall Street developer, came forward and introduced himself. He pointed out that he had been before the Committee three years ago. In October 2012, the Council had advanced a 108 loan for this project. He said that the name of the theater development has been changed to the Wall Street Theater. He then recited all the various iterations of the theater's name over the years.

He said that it is anticipated that the doors will be reopened on September 24, 2015, on the 100th anniversary of the original theater opening

Mr. Bonenfant asked about the parking issue. Mr. Farricker said that the main parking will be at the Yankee Doodle Garage. He said that he had been working with the Parking Authority regarding this.

Mr. Kimmel asked about the details of the historic restoration. Mr. Farricker reviewed the details of the restoration work.

Mr. Hempstead said that the Council had requested a marketing plan. Mr. Farricker said that he did have one and would be sending it to the Redevelopment Agency to distribute to the Council Members.

Ms. Strauss and Mr. Sheehan reviewed the information contained in the November 24, 2014 memo regarding the HUD loan status. Staff strongly supports moving forward on this project. Mr. Farricker explained that the theater would receive no money from the Federal loan until the Theater has received the Certificate of Occupancy.

Mr. Kimmel asked why the State Environmental process was not acceptable to the Federal Government. Mr. Sheehan pointed out that Mr. Farricker had purchased the property before an application was submitted. The Federal government is requiring the compliance for Part 58 environmental review.

Mr. Kimmel stated that the City was well protected in the process. Patriot Bank is the guarantor on this loan.

Mr. Bonenfant asked if the theater would pass the environment review. Mr. Farricker said that there had already been three environmental reviews.

C. WALL STREET REDEVELOPMENT PLAN.

1. POKO Project Update.

Mr. Sheehan said that there were two specific requests from POKO. One was a letter that the City request POKO to commence construction. He then gave an overview of the second letter. Mr. Sheehan said that the determinations have been made within the terms of the LDA and went on to review the terms.

Mr. Kimmel commented that this was exactly where the City projected the project would be.

Mr. Kydes asked how the City would regain the possession of the parking lots. Mr. Sheehan explained how this could be done. He pointed out that having the site as a unified site was more valuable to a developer than one with small parcels without street frontage. Discussion followed.

III. NEW BUSINESS.

Mr. Sheehan then distributed copies of the 2015 meeting schedule.

Ms. Stewart left the meeting 8:53 p.m.

**** MR. SIMMS MOVED TO SUSPEND THE RULES TO CONSIDER THE 2015 PLANNING COMMITTEE CALENDAR.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. KYDES MOVED TO APPROVE THE 2015 PLANNING COMMITTEE CALENDAR AS PRESENTED.**

**** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS.

There was no old business to consider at this time.

ADJOURNMENT.

**** MR. BONENFANT MOVED TO ADJOURN**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:55 p.m.

Respectfully submitted

S.L. Soltes
Telesco Secretarial Services

**CITY OF NORWALK
PLANNING COMMITTEE
SPECIAL MEETING
MARCH 30, 2015**

ATTENDANCE: Douglas Hempstead, Chair; Richard Bonenfant, Bruce Kimmel, John Kydes, Shannon O'Toole-Giandurco, Sharon Stewart.

STAFF: Redevelopment Agency: Timothy Sheehan, Tammy Strauss, Hunter Arton.

OTHERS: Members of the public, as noted (Pgs. 1-4) Sign-up sheet (Pg. 11); Department Heads, as noted (Pg. 4)

CALL TO ORDER

Mr. Hempstead called the meeting to order at 6:30 p.m. and introduced the members as listed above. He stated that this was a Special Meeting and only items on the Public Hearing agenda could be addressed.

PUBLIC HEARING
CITIZEN PARTICIPATION PLAN
2015-2019 CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT AND
PY41 ANNUAL ACTION PLAN

PUBLIC COMMENTS

1. David Shockley, Neighborhood Improvement Coordinator stated he was representing those young adults of SONO Stars. He spoke about the program that has helped keep litter off SoNo streets while providing employment opportunities to young people. Mr. Shockley stated that the requested amount will cover salaries and equipment for SoNo STARS to clean up litter on Washington Street and surrounding areas. He explained the recommended zero dollars is a devastating impact because that's all the cleanup supplies for litter cleanup, graffiti abatement supplies. It helps the Keep Norwalk Beautiful campaign, and it also impacts the SoNo STARS program--they go out from 90 Washington St. and they pick up litter in the business area and surrounding area three days a week.
2. Katie Bauzhaf, Executive Director of STAR, Inc., Lighting the Way, spoke about how this not-for-profit organization is serving individuals of all ages with developmental disabilities. She outlined how the SoNo STARS program gives young men and women the opportunity to contribute to the community and that they take great pride in their work and it is an area that makes a difference in so many ways.

3. Claudette Nash, said her son Justin has been a proud member of this group for over 10 years. She said it gives him tremendous pride to wear his shirt and he is well known by the community. He makes it a part of his life to pick up cans and trash even when he is not working.
4. Frank Palma said he had relocated here from San Antonio and he spoke of the community code system that cleans up the streets. He noted that this is why he became involved with Dave Shockley in Norwalk because this makes a difference.
5. Guy Taccone said his daughter, Lisa, has been on it for 10 years, a long time. It gives young men and women the opportunity to contribute to the community and she does love it. It gives her a sense of worth. He explained that if this doesn't get passed for the funding, it's going to definitely affect more than these kids.
6. Jim DelGreco, Elmwood Avenue, stated this is the only group that helps with graffiti removal and helps the Keep Norwalk Beautiful campaign. He added it also impacts the SoNo STARS program--he distributed an article to the Committee. He explained that STAR is Dave's only resource. He added with no funding there will be no more community clean ups, so this affects the whole city.
7. Cynthia Barnett thanked all for the consideration of the Girls Computer Science project Saturday Academy. She added the importance of science education and highlighted that the program also serves African American and Hispanic segments of the Norwalk's middle school population.
8. Mike Giannatti, spoke on the Mid-Fairfield AIDS Project Housing for the Homeless program that helps handicapped and disabled adults transition to a Jump Start self-sufficient facility.
9. Bruno Tomasi said that his son so looks forward to SoNo STARS Shine program. It gives him a sense of worth and that without it he has nothing else to do. He asked the Committee to keep it funded as it means so much to him and the kids.
10. Pauline Schlegel spoke in support of funding of the Norwalk Seaport Sheffield Island Education Program. She described the program elements that offer under served children providing harbor history and knowledge of the eco system. She added many school camps including NEON, Carver, Parks & Recs. and school field trips visit the
11. island every year and this is a unique feature of the City that has great historical and educational value.
12. Captain Mark Schlegel said he wanted to echo support of funding of the Norwalk Seaport Sheffield Island Education Program. He spoke of the harbor history and knowledge of the eco system along with the sound habitat, and science elements of solar/wind power education areas. He added that the Norwalk harbor is a tremendous resource for education.
13. Christine Cacace, spoke in support of the FCA Senior Services Home Care funding application. She noted that the rapid growing segment is the senior population and this program provides continuum care and live-in services for seniors to age in place. She added that it is geared to low/moderate income levels serving Norwalk seniors. While she recognizes the hard decision, asked to maintain funding.

Public Hearing -CDBG Comments -- continued

14. Ernest Dumas spoke of the community benefits from SONO Stars that cleans up the streets. He noted that this is why he became involved with Dave Shockley in Norwalk because this makes a difference.
15. Christine Griffith, stated she wanted to also speak in support of the funding for the Norwalk Seaport Sheffield Island Education Program, to echo comments made by the Schlagels.
16. Warren Pena spoke in support of funding for the SONO Community Center. He noted that funds were redirected from the roof repairs to the first floor needs. He stated that the repairs are done in collaboration with the Norwalk Public Schools for the After the Bell program.
17. Melody Green-Reagan, SoNo Entertainment, spoke in support of the ChoZen Few LIFT program that addresses distracted driving. She noted that she is thrilled to have this featured at the Bow Tie Cinemas and this will be shown to local teens to bring awareness of the dangers of distracted driving.
18. John Mosby, stated he was a life-long resident of Norwalk and he is well known for his efforts of looking out for the poor. He asked why the Committee is not diverse and there should be more minorities, black and Hispanics represented. He continued to speak on unfair treatment of minorities and asked the press to stop misquoting him in the blogs and he referred to Nancy Chapman of Nancy on Norwalk.

Mr. Hempstead asked Mr. Mosby to keep his comments to the CDBG grant applications and to refrain from off-topic statements.

Mr. Mosby continued that he will not be allowed to be shut down and they always keep us out of grants and this is not fair, and you all need to talk the truth. He shared an

experience where documents on programs were not available to the public and this is not right. People should have a voice in this city.

Mr. Hempstead asked if there were other members of the public who wished to speak and hearing none closed the public hearing on the CDBG funding applications at 7:02 p.m.

Discussion

Mr. Hempstead stated that the Committee has until April 6 to decide on the application approvals. He said deciding how to allocate the block grants is never easy given that the need and requests exceed the dollars available. He added that it gets worse every year, especially this year, because we actually have less money, as sixteen organizations have requested \$440,775 in funding. He stated that it's not whether we're for or against the program, we've got over \$440,000 worth of requests and \$187,000 to allocate.

Mr. Kimmel stated that we consider the STAR program so important we think the funding should be built into the city budget and not be dependent on how much HUD gives us.

He noted that the final decision does not rest with Tom Hamilton. He added that HUD's intent is not to supplement the City operations.

CDBG Discussion-- continued

Mr. Bonenfant asked for a procedural point to clarify the public notice wording. He referred to the notice language on the public comment period ending March 27 for written comments, and asked what happens if further comments come in.

Ms. Strauss explained that this same notice ran two weeks ago and written comment can still be submitted and will be added to the record. Mr. Sheehan added that the public can still speak during Public Comments on April 6 and at the Common Council meeting.

Mr. Hempstead thanked members of the public for coming out and closed the CDBG Public Hearing portion of the meeting at 7:02 p.m.

PUBLIC HEARING
FY2015-2016 CAPITAL BUDGET
CONSIDER ALLOCATIONS
APPROVE ADVANCEMENT TO THE COMMON COUNCIL

Staff members from the Departments were in attendance as follows:

Library: Christine Bradley, Director; Sherelle Harris, Assistant Director. Human Relations: Adam Bovilsky, Director; Information & Technology: Karen DelVecchio, Director; Police Department: Deputy Chief Susan Zecca; Recreation & Parks, Mike Moccia; Public Works: Hal Alvord; Norwalk Historical Society: David Westmoreland; Redevelopment Agency: Tim Sheehan, Tammy Strauss.

Mr. Hempstead called the Capital Budget Public Hearing to order and noted that this portion of the meeting was for members of the public to speak on a capital budget item.

The following members of the public were in attendance and made comments on the capital budget.

1. Emily Wilson spoke about Fodor Farm and how it is a jewel that has put Norwalk on the map for areas of green projects and she hopes continued funding will be approved to complete the areas.

2. Garrett Fredrickson, stated he was a volunteer and spoke about the Rowayton Community Dock. He stated that with improvements to upgrade the docks with access to the water this dock can be a greater asset to the City. He explained that nothing has been done for several years and they would want to do a modest feasibility study. He noted that a recommended budget by Parks & Recreation has been zeroed out. He suggested the

requested plan for improvements could include replacing the pilings and dock, and added that the Sixth Taxing District is applying for grants to supplement the project with matching grant funding.

Public Hearing – Capital Budget – Public Comments --continued

3. David Westmoreland spoke about Fodor Farm barn upgrades and the Historical Society oversight of the City's museum collection. He added that the additions to the sign collection would be a nice element to bring the history of the public on Fodor Farm.

Mr. Hempstead asked if there were other members of the public here to speak on the Capital Budget. He noted that he would keep open the public participation in case others came in to speak.

He stated that the next portion of the meeting would be review of the Capital Budget requests with the Department Heads in attendance.

Police Department

Deputy Chief Susan Zecca was in attendance to field questions. Ms. O'Toole-Giandurco asked about the DVCC item on the CDBG applications and if there were funds covered in the department budget. Deputy Chief Zecca noted that there is already an amount included and the budget was strapped and not able to accommodate further funding requests.

Mr. Bonenfant asked about the amount for vests and that was the only request. Deputy Chief Zecca noted that there was combined dispatch funding request.

Library

Mr. Hempstead asked the Library members to go next since they were held to the end last year. Ms. Bradley thanked the Committee for approving the funds for the mounted projector and it is great not to have to have the projector on the table.

Mr. McCarthy asked about the history room and funds for storage of items including archive collections from the Health Department basement. There was discussion on the items and Mr. McCarthy asked whether a three year plan for budgeting the funds was the most efficient. Mr. Bonenfant asked about the digitization of newspapers and Ms. Bradley explained that it was a more technologically advanced method that would include search capability.

Human Relations:

Mr. Bovilsky stated that he was pleased with the \$250,000 funding for ADA compliance as requested from last year and the next few years. Mr. Kimmel asked about the ADA

compliance projects that have been completed and if Mr. Bovilsky would come to a future meeting to provide an update to the Committee.

Capital Budget – Department Review --continued

Information & Technology:

Ms. Karen DelVecchio fielded questions and comments. Mr. Kimmel asked how other cities approach the funding of projects in operating or capital budgets. Ms. DelVecchio replied that it is a mixed bag and depends on how the Finance Department categorizes expenditures of software and system upgrades.

There was discussion on the process of computer repairs and the need for a schedule of upgrades or replacements and the management of storage. Ms. DelVecchio described the goal of converting paper storage to electronic images to improve the efficiency of city departments. She noted that they evaluate best practices and referred to costs of indexing, relevancy, storage and accessibility. She added that cloud storage is being explored for capacity and system management.

Mr. McCarthy asked about document management of drawings and maps. Ms. DelVecchio explained that they need a consultant to review services and define best practices to improve the system.

Mr. Hempstead noted that new rules require supporting documents to be included with minutes and postings of agendas. He asked about how the Department is handling increased capacity and posting capability. Ms. DelVecchio noted that some documents are quite large and time consuming to download. She explained that with some training on reformatting electronic files for the City Clerk's office, greater efficiencies can be accomplished.

Historical Commission:

Mr. David Westmoreland was present to field questions and comments.

Ms. O'Toole-Giandurco asked about the no request for Mill Hill. Mr. Westmoreland noted that they are currently addressing ADA accessibility to the bathrooms, asbestos removal and crumbling sidewalks. He noted they are seeking state matching grants for next year.

Mr. Westmoreland spoke about the needs for the mansion roof and explained that they are addressing what they know but it is a complicated structure that continues to have needs. He noted that ADA compliance and the need for conservation and archival supplies to bring from the basement at the Health Department

Recreation & Parks:

Mr. Mike Mocciaie, Director, was present to field questions and comments.
Mr. Hempstead asked for an update on the Veteran's Park master plan design amount.

Capital Budget Review – Recreation & Parks -- continued

Mr. Mocciaie gave an overview of the Veteran's Park project. He explained that to raise the launching ramps has now gone up by \$200,000. He noted that one half of the original amount or \$800,000 was in the capital budget request.

Mr. Mocciaie spoke on improvements at Fodor Farm to the Caretakers House should be done by the winter.

Mr. Hempstead asked about comments tonight on the Rowayton Community docks. Mr. Mocciaie described the goal is for upgrades to make it more accessible for boaters, to include better canoe and kayak ramps. He outlined that there needs to be a better layout, the seawall needs engineering input and pilings are shot. He explained this year's budget is for design along with funds for matching grants from the Sixth Taxing district.

Mr. Bonenfant added that the kitchen at Fodor Farm is beautiful and wanted to extend a compliment to the Department and Committee.

Mr. Kydes asked about park lighting and if energy efficiency was achieved. Mr. Mocciaie noted that the transition to LED lighting is built in of annual savings. He noted that it is 140 watt reduced to 40 watt but the cost of the fixtures is still expensive. He spoke about the installation requires some electrician work on lengthening of wires, but noted that in changes in the ballast is now dark lighting with bottom down directions so the lighting is efficiently directed to the area rather than to the sky.

Ms. O'Toole-Giandurco asked about the turf replacement at the school fields. Mr. Mocciaie reported that \$500,000 is for the Brien McMahon football field and baseball and multi-purpose field project is for next year. Mr. Hempstead explained the background that the multi season use does not allow for the grass growing season, so the alternative to additional fields is conversion to turf.

Mr. Mocciaie spoke about the funds leftover from the Nathan Hale project after change orders will be used to purchase a turf rotator tractor machine that grooms the field for monthly maintenance as opposed to twice a year by the manufacturer. He reviewed the

history of turf lifespan of the high school fields and how this new self maintenance is expected to add years to increase the lifespan of the turf fields.

Public Works:

Mr. Hal Alvord, Director of Public Works fielded questions and comments from the members.

Mr. Hempstead asked about the City Hall Community Room improvements to include use of the glass bookshelves for improved historical storage.

Capital Budget Review – DPW -- continued

Mr. McCarthy asked about the watercourse maintenance and flooding diversion of Dreamy Hollow and Assisi Way. Mr. Alvord explained that there were funds transferred in over the past two years to cover flooding diversion. He added that with Honeysuckle and Daphne Drive and there needs to be an easement.

There was a discussion on sidewalks and footpaths. Mr. Kimmel asked how the new ordinance will affect the budget now that some residents will pay back for repairs. Mr. Alvord explained that he does not foresee residents being billed for large portions of sidewalk to repair each and every sidewalk imperfection, only small panels. He added that they will still use the \$1 million budget with 50% used as part of paving.

Mr. Hempstead stated that he was with the understanding that the intent of the ordinance revision was not to minimize the cost impact on the City and to share the expense with property owners. He added that we are spending money on sidewalks when there is paving after utility and sidewalk repairs, then following with paving the following year.

There was discussion on sidewalk replacement is done prior to street paving, and one thing damages the other. Mr. Alvord explained that there has to be caution and a balance of how the job is done. He described how a section of asphalt is cut and then built up to allow proper drainage. He explained that conversely, often times when the street is paved, there is then damage to the sidewalks.

Ms. O'Toole-Giandurco asked if there was a determination on what percent of the City's sidewalks are crumbling. Mr. Alvord explained that while he does not currently have that number, he can get an estimate. He spoke about the PCI process of where the sidewalk conditions are rated along with street traffic and pedestrian volume to determine the replacement index as part of the City's pavement program. He stated that the focus is on high pedestrian areas.

He referred to a spreadsheet that has outlined the sidewalks in need of repair and stated that the Public Works needs to review and establish the priority repair schedule

Mr. Alvord said he has limited staffing resources, and with just a part-time retiree, he was not going to running around ordering people to replace sidewalk on 200 feet of their property. He added that the intent is if there's a damaged section of sidewalk, a panel or two, that could potentially cause a pedestrian to be fall and be injured, that would be an instance where ordering a property owner to repair it would be appropriate.

Mr. Alvord noted that DPW installed new sidewalks along Taylor Avenue last year was part of street work to correct drainage problems.

Capital Budget Review -- continued

Mr. Hempstead asked about the Norwalk Valley Trail and Mr. Alvord explained that this will connect Union Park with New Canaan Avenue. He spoke about the need to have the matching part in place as part of the grant process. Mr. Westmoreland explained that the money is needed to combine with matching funds and by not funding it this year, jeopardizes construction, possibly pushing out completion two or three years

Mr. Hempstead questioned the need to justify allocating the money in 2015-16, and committing in this year's fiscal calendar may not make sense if it's not going to be needed until next year.

Mr. Kydes asked about school parking lot paving and piggy-backing with the City contract with Deering.

Mr. Alvord explained that there is a 30% savings with combining projects as part of the contract. He cautioned that we have missed the timing, as Deering now has more than they can handle with the various projects in place for 2015-16.

Mr. Kimmel noted that there was no representation by the Board of Education and when it comes to the Capital Budget, the result is relinquishment of control. Mr. Hempstead stated that he had requested attendance by the Norwalk Public Schools Finance Director or the Facilities Director, and it was disappointing that there was no one in attendance to address these issues.

* Public Comments – continued

Mr. Hempstead acknowledged a member of the public who entered the meeting and asked if there were comments.

Ms. Bunny Scott she was a lifelong Rowayton resident and wanted to speak on the Community Dock. She stated that the bulk head and the pilings need to be replaced and updates. She added that money is needed for engineering review and basic plans to correct things like dock areas that are only accessible by ladder. She stated that she and residents are all for it.

Mr. Hempstead asked if there were other members of the public who wished to speak and hearing none closed the public hearing on the Capital Budget at 8:45 p.m.

Capital Budget Review -- continued

Mr. Bonenfant asked about the close out of paving at Buckingham and how far it covered. There was discussion of the areas included on Jackson and the adjacent streets.

Capital Budget Review -- continued

Redevelopment Agency:

Mr. Sheehan noted that as part of the SoNo Task Force, the Mayor's Office has requested the Department to fund an amount for artwork under Choice Neighborhoods.

Mr. McCarthy noted that the artwork should fit in with what was done through the Parking Authority managed by Katherine Hebert.

Discussion

Mr. Hempstead noted that the agenda indicates that approval of the capital budget requests could be done tonight following consideration of allocations.

There was discussion, and members indicated that they were not ready for the approval step.

It was agreed by consensus that the approval remains as scheduled for the April 6 meeting.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Marilyn Knox;
Telesco Secretarial Services

Attachments:

Page 11: Public Comment Sign up sheet

**CDBG Public Hearing
March 30, 2015
6:30pm, City Hall, room 231**

Citizen Participation Plan

Summary of Comment Period and Public Hearing Requirements

<u>Document</u>	<u>Comment Period</u>	<u>Public Hearing(s)</u>
ConPlan (5-Year Plan)	30-days	At least two
Annual Action Plan	30-days	One
CAPER (Year-end Report)	15-days	One
Guaranteed Loan Application	30-days	At least one
Citizen Participation Plan Amendment	15-days	None
Substantial Amendment (to any of the above documents)	30-days	One

**2015-2019 Consolidated Plan for Housing and Community Development
Proposed 5-Year Priority Needs, Goals and Targets**

Priority Needs	Goals	5-Year Targets
Increase High Quality & Affordable Housing Opportunities	Residential Rehabilitation - High Priority	236 Housing Units
	Code enforcement	1 Area Benefit
Expand Economic Opportunities	Economic Development: Technical Assistance - High Priority	20 Businesses
Modernize Public Facilities & Infrastructure	Public Facility Rehabilitation - High Priority	20 Public Facilities
	Public Infrastructure Modernization & Safety Improvements - High Priority	13 Area Benefit + 3 Public Facilities
	Community Cleanups - High Priority	6 Area Benefit
Increase Available Social Services	Basic Services - High Priority	690 People
	Health & Mental Health Services - High Priority	495 People
	Employment Training	300 People
	Housing Services - High Priority	625 People + 2 Area Benefit

PY41 Annual Action Plan

Recommended funding allocations for PY41 are on the flip side of this handout.

208-20813

PY41 Recommendations for Funding

PUBLIC SERVICES - TOTAL AVAILABLE: \$187,412 TOTAL RECOMMENDED: \$211,775

Organization	Project Title	Total Requested	Total Recommended
Career Resources	Briggs Academy Proposal	\$10,000	\$10,000
Child Guidance Center of Mid-Fairfield	Dialectic Behavioral Therapy for Teens	\$50,000	\$40,000
ChoZen Few Entertainment dba SoNo Entertainment & Recording Studios	L.I.F.T. Program - Distracted Driving	\$15,000	\$15,000
City of Norwalk	Summer Youth Employment Program	\$20,000	\$20,000
City of Norwalk	Neighborhood Improvement Coordinator	\$25,000	\$25,000
City of Norwalk	Aggression Replacement Training for Youth at Risk	\$24,000	\$24,000
Domestic Violence Crisis Center	Domestic Violence Prevention through Effective Community Policing	\$30,000	\$20,000
Elderhouse	Medical Monitoring Services	\$20,000	\$20,000
Family & Children's Agency	Home Care for Seniors	\$30,000	\$30,000
Liberation Programs	Families in Recovery Program	\$20,000	\$20,000
Liberation Programs	Supportive Housing Case Management Services	\$15,000	\$15,000
Mid-Fairfield AIDS Project	Jump Start Self-Sufficiency Program	\$25,000	\$20,000
Neighborly Care LLC	Neighborly Care LLC	\$10,000	\$10,000
Norwalk Housing Authority	Head Start ELLI Initiative	\$15,955	\$15,955
Norwalk Seaport Association	Sheffield Island Education Program	\$20,000	\$15,000
Norwalk Senior Center	Elder Abuse Prevention Initiative	\$20,000	\$20,000
Person to Person	Emergency Financial Assistance	\$35,000	\$35,000
Saturday Academy Inc	Girls Computer Science Project	\$15,820	\$15,820
Women's Business Development Council	Small Business Assistance Program	\$40,000	\$40,000

PUBLIC FACILITY AND INFRASTRUCTURE - TOTAL AVAILABLE: \$1,258,669 TOTAL RECOMMENDED: \$1,258,669

Organization	Project Title	Total Requested	Total Recommended
Broad River Homes	Window Replacement - an energy saving, elderly serving project	\$67,500	\$67,500
Carver Foundation	Facility Improvements - Interior fire doors, gymnasium padding and classroom divider	\$37,500	\$37,500
Norwalk Housing Authority	Rehab and ADA Upgrade at Leroy Downs Apartments	\$42,936	\$42,936
Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods (inc \$500,000 for housing rehab as previously approved by CC)	\$906,578	\$906,578
Open Door Shelter	Heating System for Supportive/Affordable Housing	\$25,000	\$25,000
South Norwalk Community Center	SoNoCC Renaissance Project	\$100,000	\$100,000
South Norwalk Community Center	SoNoCC Roof	\$86,000	\$80,000
Star, Inc., Lighting the Way...	STAR, Inc. Paving and Drainage for Parking, Handicapped Ramps and Walkways	\$144,000	\$99,150

PLANNING AND ADMINISTRATION - TOTAL AVAILABLE: \$230,067 TOTAL RECOMMENDED: \$230,067

Organization	Project Title	Total Requested	Total Recommended
Norwalk Redevelopment Agency obo City of Norwalk	CDBG Program Administration	\$216,106	\$230,067
Norwalk 2.0	Freese Park Infrastructure Improvements	\$75,000	\$75,000

CDBG Public Hearing

March 30, 2015

Order	Name (Please Print Clearly) ^{Do you want to speak}	Organization (Please Print Clearly)
1	DAVID Shockley	Neighborhood Improvement Coordinator
2	Cynthia Barnett	Saturday Academic (Cynthia Barnett)
3	Katie Bauzha	STAR - Sono Stars
4	Mike Giannotti	M F A P
5	Claudette Nash	Sono Stars
6	GUY TACONE	PARENT
7	BRUNO TOMASI	PARENT
8	Frank Palmer	Neigh. Imp. Coordinator
9		
10	LINIG	
11		
12	Pauline Schlegel	NSA NORNACK SEAPORT
13	CAPT MARK C SCHLEGEL	NSA " " " "
14	CHRISSEY CALACE	FAMILY & Children's Agency
15	ERNEST DeLuca	Sono Stars
16	Christine Griffith	NSA
17	WALTER A. PETA	SoNo CC
18	Walter DeLuca	KNB
19	Johnny (John Mosby)	
20	Johnny	
21	Melody gran-Reagan	Chozen few
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36	Page 13 of 13	1



Focus Group: Spotlight on Housing and Community Development (as they relate to people with disabilities)

Date: Tuesday, September 23, 2014
Time: 3:00pm—4:30pm
Where: STAR, Inc., 182 Wolfpit Ave, Norwalk 06851
(large conference room)
Who: Persons at risk for experiencing
discrimination due to their developmental,
mental or physical disability and their
families, caregivers or service providers

Share with us your insights, experiences and ideas
relating to Norwalk's neighborhoods and housing
discrimination and how we can improve our City!

Be part of the plan!

The City wants to hear from you as part of
developing its new 5-year plan for housing and
community development. We hope to see you there!

For more information, please call Peter Saverine at 203-846-9581 x302. This event is co-sponsored by STAR, Inc. and the Norwalk Redevelopment Agency.



Groupe de discussion: Faisons la lumière sur les affaires de logement et de développement communautaire

Date: Lundi, 22 Septembre, 2014
Heure: 7:30-8:30PM (Français-Créole)
Lieu: Centre Communautaire de Norwalk,
98 South Main Street, 06854

Concernés(es): Des personnes qui sont risquées sont des genres qui font face à la discrimination vue de leurs nationalités ou leurs lieux d'origine

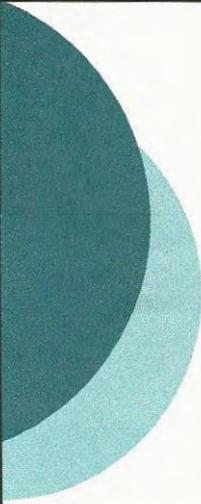
Partagent avec nous tous ce que vous pensez, vos expériences et vos idées, tout ce qui a rapport avec votre voisinage à Norwalk et de discrimination dans les affaires de location de maisons. Aussi dit-nous, comment la ville de Norwalk peut faire pour améliorer cette situation!

Soit actif dans ce Budget!

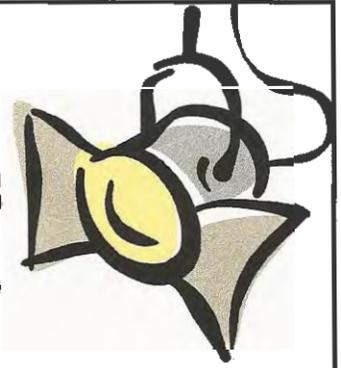
Avant de calculer le budget (plan) pour les 5 nouvelles années à venir, la ville de Norwalk veut d'abord vous écoutez pour pouvoir mieux planifier pour la communauté. Nous souhaitons de vous voir en grand nombres !

!

Pour plus d'information, s'il vous plait appeler Kelly Robertson aux: 203-295-3380. Ce programme est patronné par le centre communautaire de Norwalk et de l'Agence de Redéveloppement de Norwalk.



Grupo Enfoque: Los punto de Desarrollo de Vivienda en la Comunidad



Fecha: Lunes Septiembre 22, 2014

Hora: 6-7pm español

Dónde: Centro Comunitario South Norwalk, 98
South Main Street 06854

Quién: Personas en peligro de discriminación
debido a su origen nacional

Compartir con nosotros sus ideas, experiencias e ideas relacionadas con el barrio de Norwalk y discriminación en la vivienda y cómo podemos mejorar la ciudad!

Sea parte del plan!

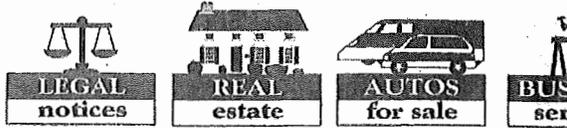
La Ciudad quiere tener noticias de usted como la parte del desarrollo los nuevos planes de 5 años para las viviendas y el desarrollo comunitario. Esperamos contar con tu presencia!

Para obtener más información, por favor llame al 203-295-3380 Kelly Robertson. Este evento está con-patrocinado por el South Norwalk Community Center y la Agencia de Reurbanización de Norwalk.

The Hour Classified

MONDAY, MARCH 30, 2015 • B6

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LEGAL NOTICES

LEGAL NOTICE CITIZEN PARTICIPATION PLAN, 2015-2019 CONSOLIDATED PLAN FOR COMMUNITY DEVELOPMENT & PY41 ANNUAL ACTION PLAN COMMENT PERIOD

As the administering agent for the City of Norwalk's Community Development Block Grant (CDBG) Program, the Norwalk Redevelopment Agency (Agency) is crafting the Citizen Participation Plan (CPP), 2015-2019 Consolidated Plan for Housing and Community Development (ConPlan) and the Annual Action Plan (AAP) for Program Year 41 (PY41) which runs July 1, 2015 - June 30, 2016.

Drafted in accordance with 24 CFR 91.105 and 24 CFR 570.704 the CPP outlines the strategy and formal processes for securing comment regarding the development and implementation of the consolidated plan, the annual action plan, the year-end performance report, any guaranteed loan fund application and any substantial amendment.

The draft ConPlan identifies Norwalk's priority needs for housing and community development for the upcoming five program years (2015-2019) and identifies goals for addressing these needs. Activities addressing these goals are intended to be funded by the CDBG program.

The draft AAP outlines the allocation of \$1,676,149 in CDBG funds for PY41 activities, based on funding recommendations made by the Planning Committee of the Norwalk Common Council. All activities funded in the draft AAP are directly associated with priority needs and goals identified in the draft ConPlan.

A public hearing to receive comments on the draft CPP, draft 2015-2019 ConPlan and draft PY41 AAP will be held on Monday, March 30, 2015 at 6:30PM in Room 231 of Norwalk City Hall, 125 East Avenue. This is an accessible room. Oral language assistance for the hearing may be obtained by calling (203) 854-7810 ext 46783 or by visiting the Redevelopment Agency office (City Hall, room 202) at least 48 hours prior to the hearing.

Members of the public are invited to attend and are encouraged to speak. Persons unable to attend may submit written comments for the record no later than 12:00PM on Friday, March 27, 2015 to Tami Strauss, Director of Community Development Planning (tstrauss@norwalkct.org or Norwalk Redevelopment Agency, City Hall, room 202, 125 East Avenue, Norwalk, CT 06851). The public is also encouraged to contact the Redevelopment Agency at (203)854-7810 in advance of the public hearing for information on physical accessibility or to request reasonable accommodation for persons with disabilities, hearing impairments or limited English proficiency.

The draft CPP, draft 2015-2019 ConPlan and draft PY41 AAP are available for public review at: the Norwalk Redevelopment Agency in City Hall, 125 East Avenue, room 202; the Norwalk Public Library at 1 Belden Avenue; the South Norwalk Branch Library at 10 Washington Street; the Norwalk Housing Authority's administrative offices at 24 1/2 Monroe Street; and the South Norwalk Community Center at 98 South Main Street. The draft documents are also available at the Redevelopment Agency's page on the City of Norwalk's website: <http://norwalkct.org/index.aspx?NID=652>

Following the close of the comment period (April 19, 2015), the documents, including public comments, will be forwarded to the Common Council. Upon Council approval (May 2015), the CPP, 2015-2019 ConPlan and PY41 AAP will be sent to the U.S. Department of Housing and Urban Development and upon approval (anticipated in June 2015), will serve as a binding document guiding Norwalk's CDBG program from 2015-2019 and documenting the allocation of PY41 CDBG resources.

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**PUBLIC HEARING ON HOUSING AND
COMMUNITY DEVELOPMENT**

On September 23, 2014, the Norwalk Redevelopment Agency, the administrator of the City of Norwalk's Community Development Block Grant (CDBG) funds, will host a Public Hearing at 6:00pm in Norwalk City Hall, room A330, to discuss issues relating to housing and community development in Norwalk, including discrimination. This public hearing is included in the process of developing a new 5-year Consolidated Plan (for housing and community development) and work on the Analysis of Impediments (to fair housing choice) which will be submitted to the U.S. Department of Housing and Urban Development (HUD) in May, 2015. These documents will have a direct bearing on how the City chooses to allocate CDBG funding for the next five years.

Persons unable to attend the hearing are encouraged to submit written comments for the record no later than 5:00pm on September 22, 2014 to kpacchiana@norwalkct.org. City Hall room A330 is ADA accessible. Language assistance, including sign language, for this hearing may be obtained by calling (203-854-7810 ext. 46778), by emailing kpacchiana@norwalkct.org or by visiting the Redevelopment Agency's office in room 202 of City Hall. All requests must be made at least 48 hours prior to the meeting.

I, JOCELYN A. BATTISTA, being duly sworn, dispose and say:

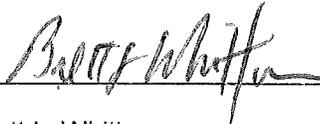
1. I am over the age of eighteen (18) and believe in the Obligation of an oath;
2. I am the Classified Advertising Supervisor of The Hour Publishing Company, publisher of the following newspapers:
 - 1) The Hour, a daily newspaper, published in Norwalk, Connecticut;
 - 2) The Wilton Villager, a weekly newspaper, published in Norwalk, Connecticut; and
 - 3) The Stamford Times, a weekly newspaper, published in Norwalk, Connecticut.

On September 15th, 2014 and September 22nd, 2014 an advertisement placed by Norwalk Redevelopment was published in The Hour newspaper.



Jocelyn A. Battista, Classified Advertising Supervisor

Subscribed and sworn to before me this 25th day of September, 2014.



Brett L. Whitton
Commissioner of the Superior Court

Norwalk
Consolidated Plan
2015-2019

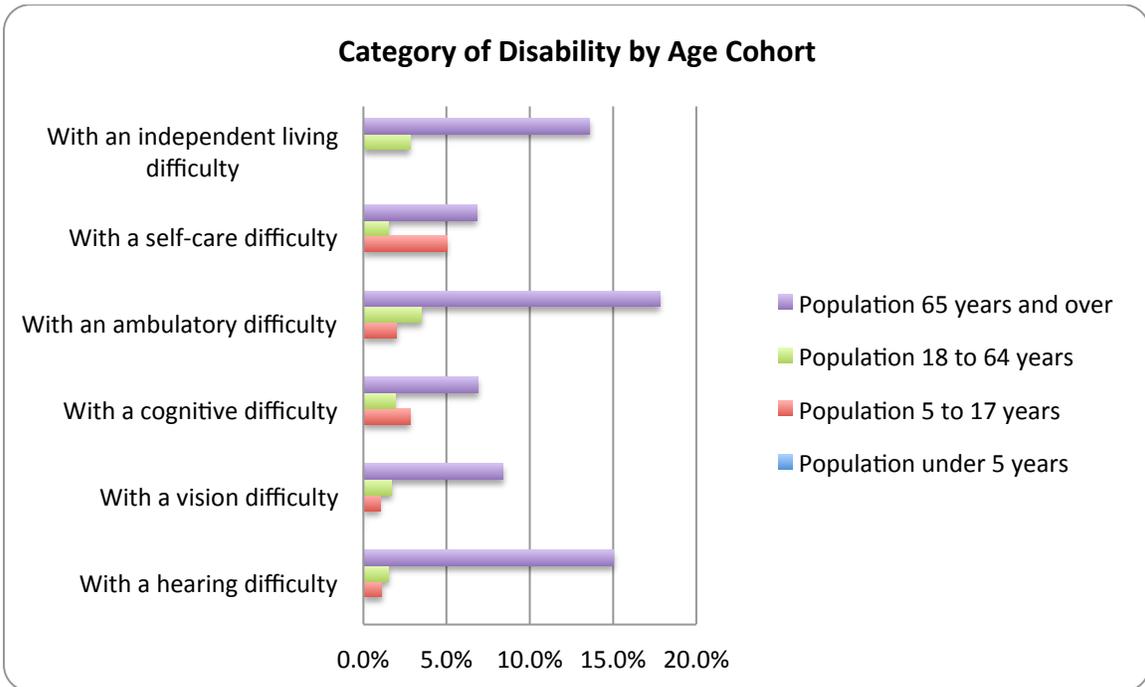
Grantee Unique Appendices

Needs Assessment Data

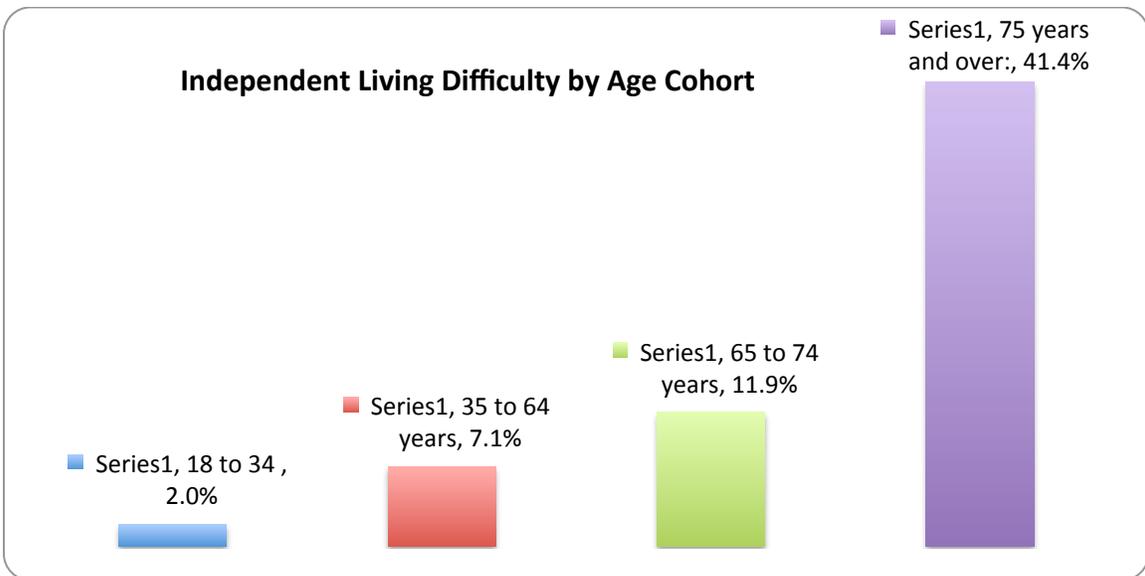
Maps

Conflict of Interest Policy

City of Norwalk 2015-2019 Consolidated Plan Appendix



Source: 2009-2011 American Community Survey, S1801: Disability Characteristics



Source: 2009-2011 American Community Survey, B18130 Age by Disability Status

Rate of Poverty Among Persons with Disabilities

	Percent with disability in poverty	Ratio of those with disability in poverty to those without disability in poverty
5 to 17 years	0.7%	3:50
18 to 34 years	0.2%	1:50
35 to 64 years	2.9%	9:20
65 to 74 years	1.2%	13:50
75 years and over	5.3%	207:50

Source: 2009-2011 American Community Survey, B18130 Age by Disability Status by Poverty Status

Behavior Health Barometer

	Connecticut	United States
Youth Substance Use - Illicit Drug Use	10%	10%
Youth Mental Health and Treatment	8%	9%
Mental Health and Treatment	4%	4%
Substance Use	8%	7%

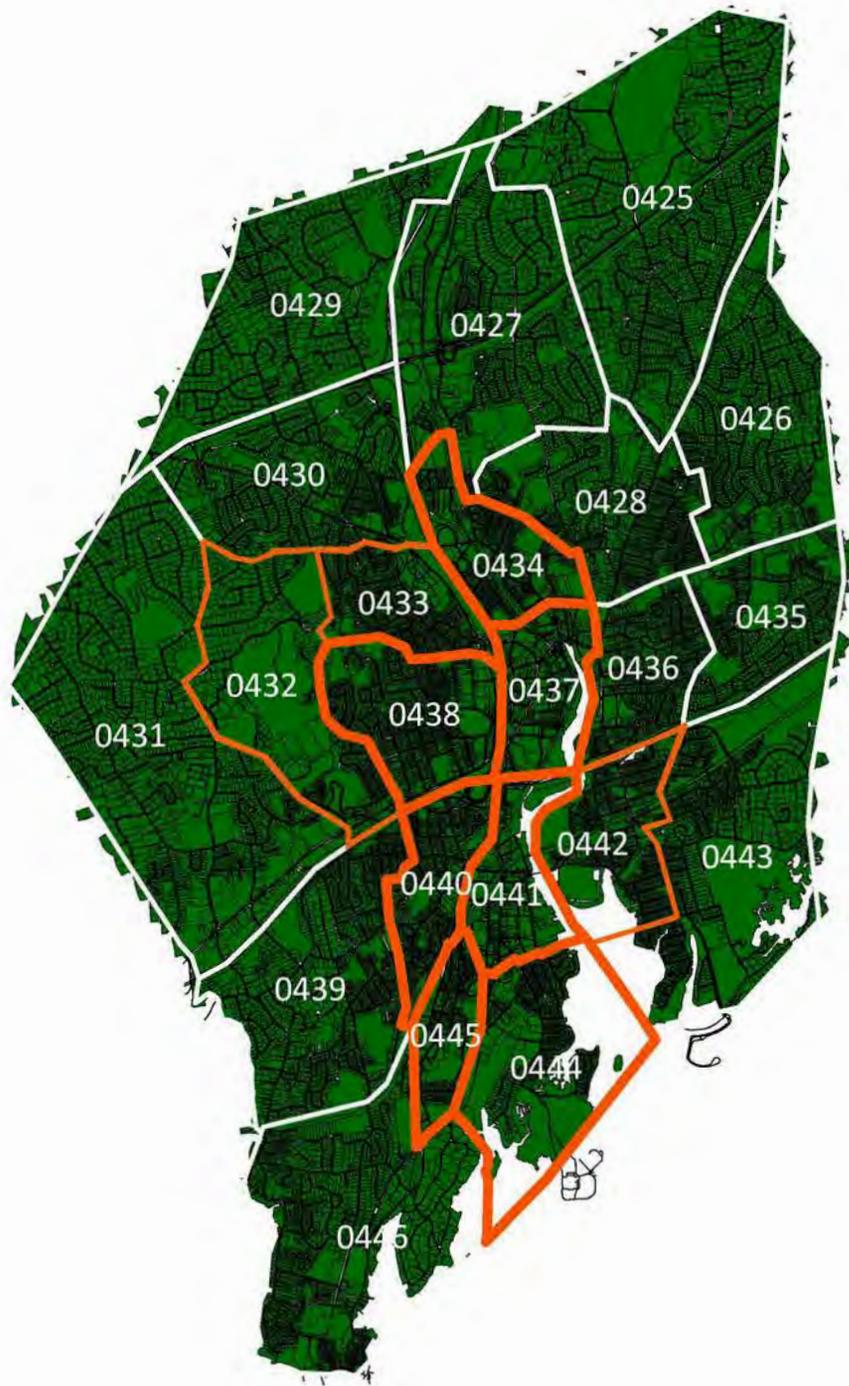
Source: Substance Abuse and Mental Health Services Administration "Behavioral Health Barometer, Connecticut, 2013"

Rate of New HIV Diagnoses by Race/Ethnicity

	Black	Hispanic	White	Other
2010	17%	67%	17%	0%
2011	22%	33%	44%	0%
2012	43%	14%	43%	0%

Source: Connecticut Department of Public Health HIV Surveillance Program

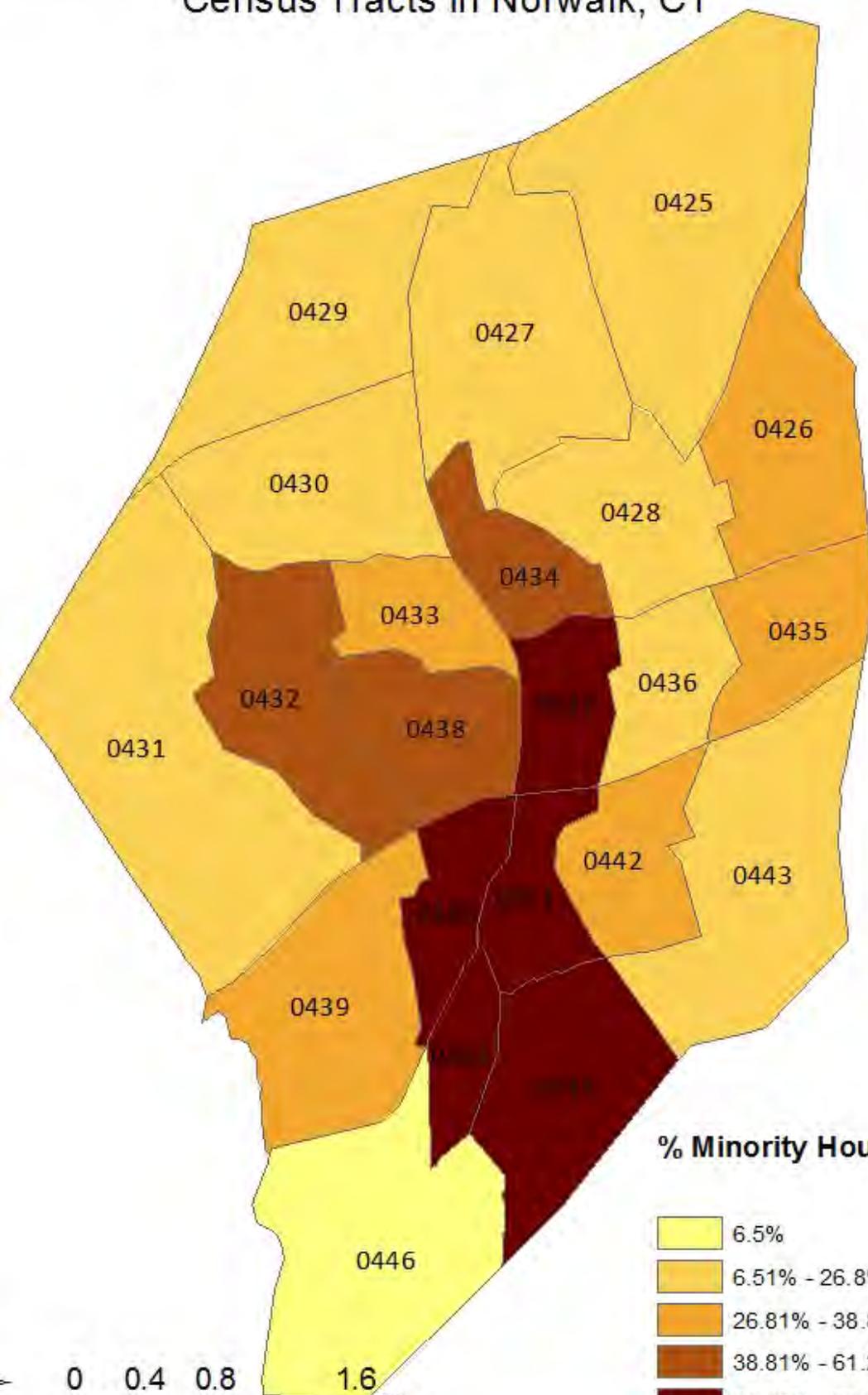
Map of Low/Moderate Income Census Tracts in Norwalk, CT



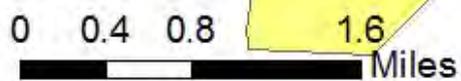
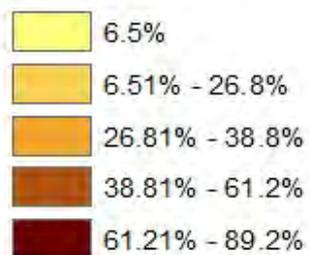
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 Low/Moderate Income Census Tracts

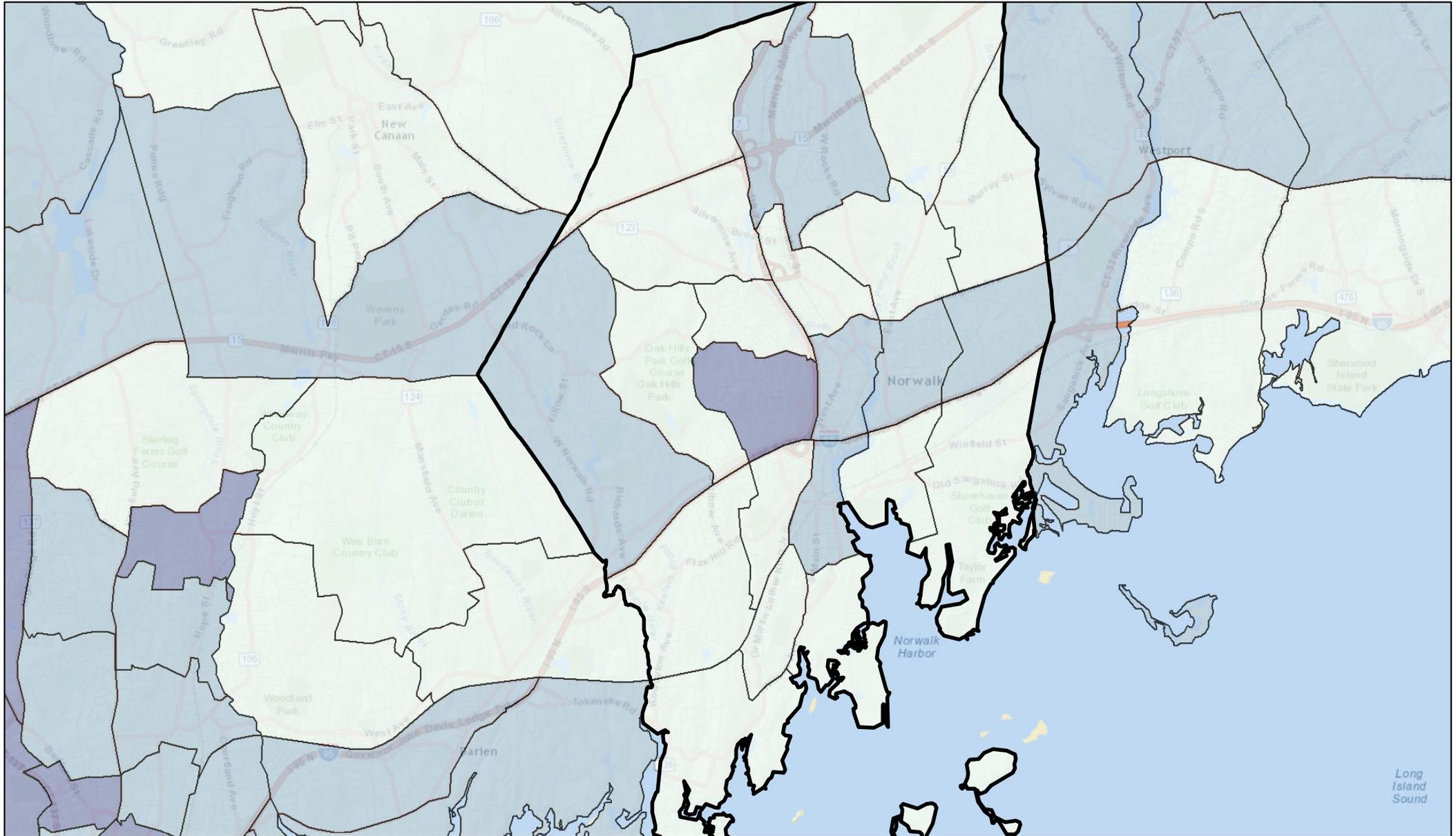
Census Tracts in Norwalk, CT



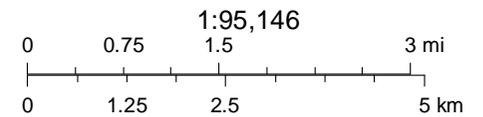
% Minority Households



Concentration of Asian Population in the City of Norwalk -

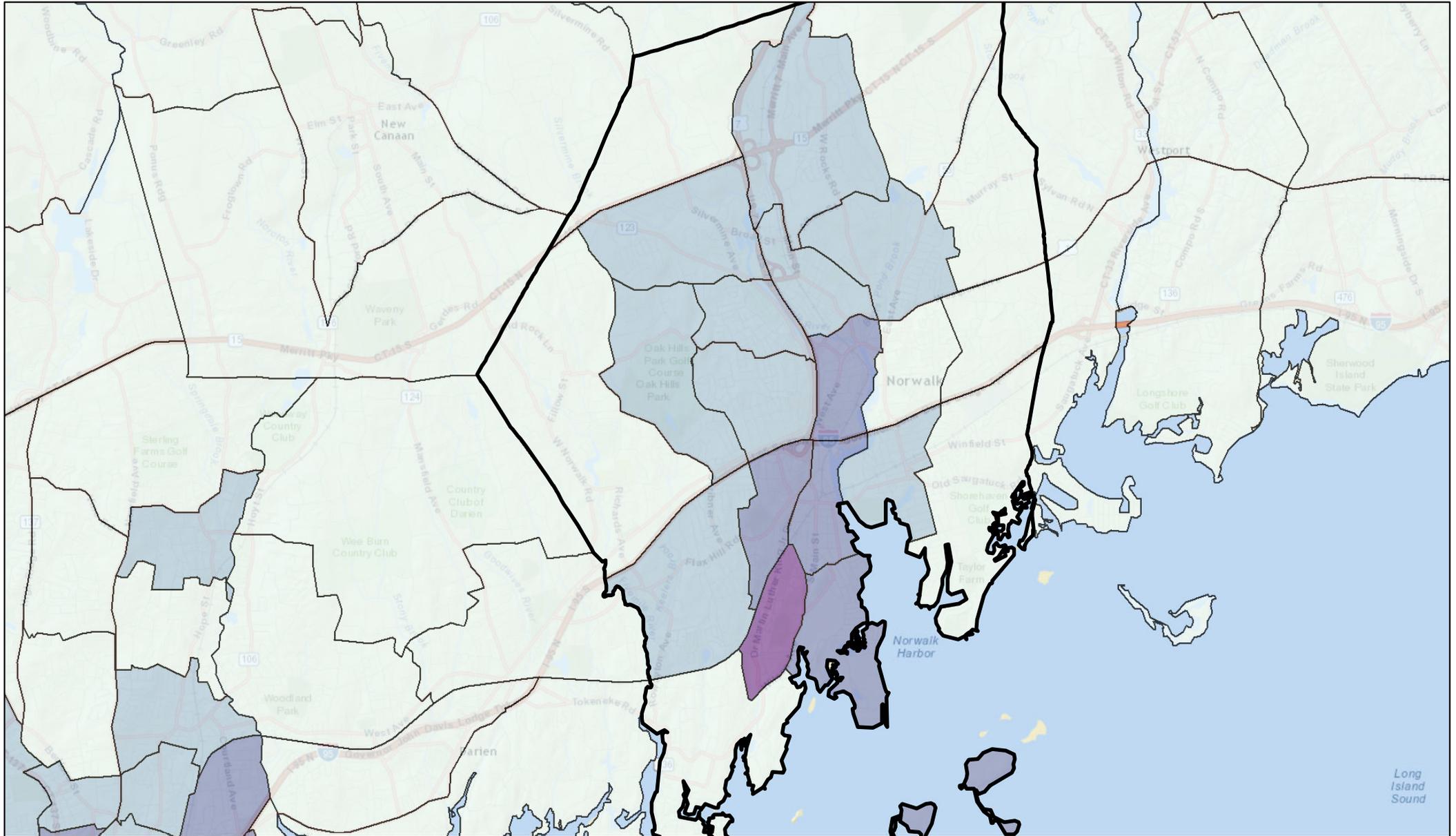


November 10, 2014

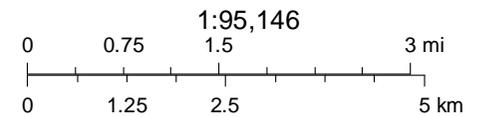


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Concentration of Black/African American Population in the City of Norwalk -

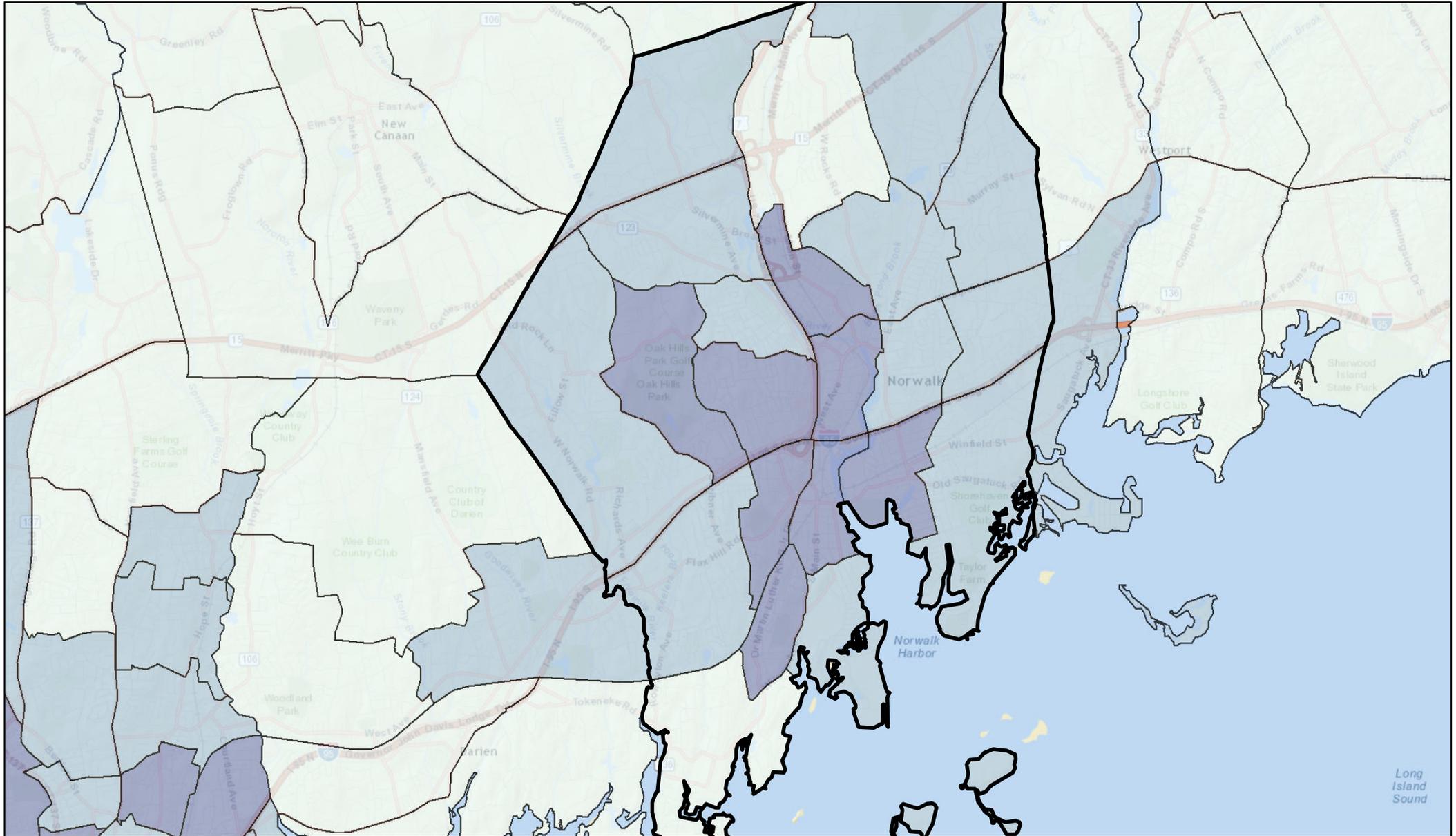


November 10, 2014

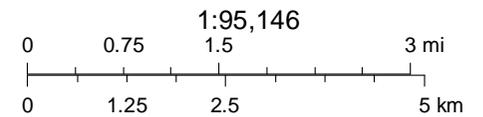


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Concentration of Hispanic Population in the City of Norwalk -



November 10, 2014



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Community Development Block Grant Conflict of Interest Policy

Pursuant to Title 24, §570.611 of the Code of Federal Regulations, no persons who exercise any functions or responsibilities with respect to HUD-funded activities, or who are in a position to participate in the decision making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a HUD-funded activity, or have a financial interest, including compensation, in any contract, subcontract or agreement with respect to a HUD-funded activity, or with respect to the proceeds of a HUD-funded activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year after.

HUD defines “family ties” as the spouse, parent (including stepparent), child (including stepchild), brother, sister (including stepbrother or stepsister), grandparent, grandchild, and in-laws of a covered person, regardless of whether the relation is by blood, marriage or adoption.