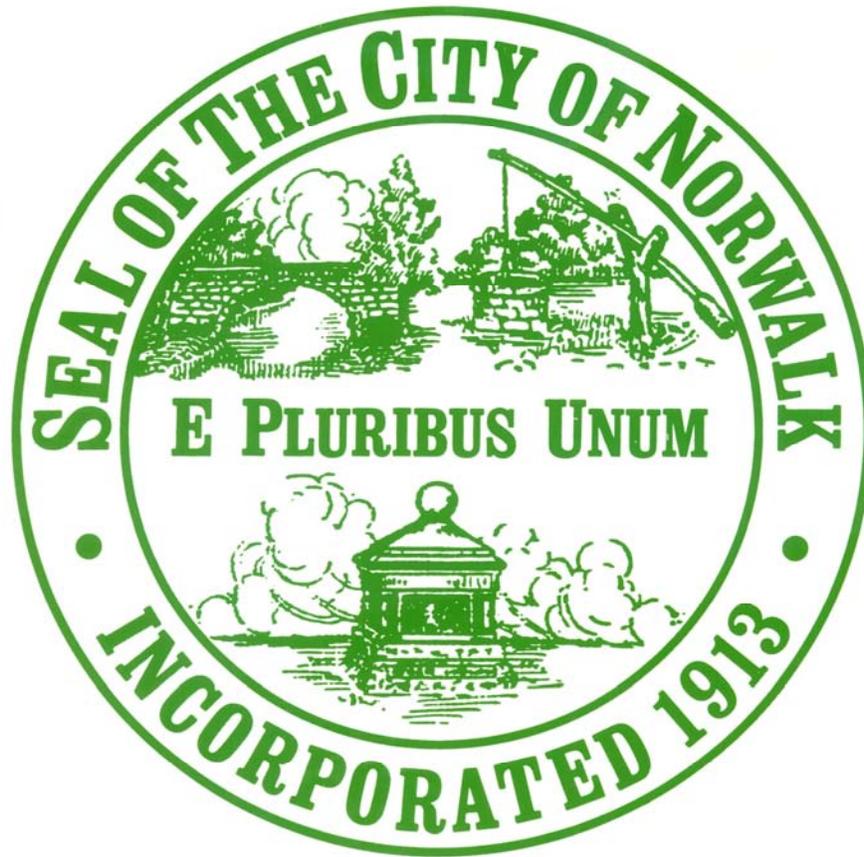


**COVER PAGE**

**Consolidated Annual Performance and Evaluation Report  
Community Development Block Grant Program**

1. Program Year End June 30, 2015	2. Grant Number B-14-MC-09-0013
3. Name & Address of Grantee: City of Norwalk Redevelopment Agency P.O. Box 5125 Norwalk, CT 06856-5125	4. Name & Address of CD Director: Mr. Timothy Sheehan Norwalk Redevelopment Agency P.O. Box 5125 125 East Avenue Norwalk, CT 06856-5125
5. Name & Phone of Persons w/Info: Ms. Tami Strauss (203) 854-7810 ext. 46787	6. Name & Phone of Person to Contact: Ms. Tami Strauss (203) 854-7810 ext. 46787

1. Have these Community Development Block Grant funds been used:
  - a. to meet the community development program objectives in the final statement for this program year? **YES**
  - b. exclusively to either benefit low and moderate income persons, aid in the prevention of slums and blight, or meet community development needs having particular urgency? **YES**
  - c. such that the grantee has complied with, or will comply with, its certification to expend not less than 70% of its CDBG funds, during the specified period, on activities which benefit low and moderate income persons? **YES**
  
2. Were citizen comments about this report and/or the CDBG program received? (If yes, attach a summary.) **YES**
  
3. Indicate how the Grantee Performance Report was made available to the public.
  - a. By printed notice: Published announcement in the Norwalk Hour on July 29, 2015 and August 4, 2015.
  - b. Other:
    - Public Comment Period: August 4-19, 2015
    - Public Hearing: August 6, 2015
    - Draft copy of report available for public review at:
      - Norwalk Redevelopment Agency
      - Norwalk Public Library
      - South Norwalk Branch Library
      - South Norwalk Community Center
      - Norwalk Housing Authority's Administrative Offices
      - City of Norwalk website
    - Online notices posted on:
      - City's website and calendar
      - Norwalk Redevelopment Agency's Facebook page



City of Norwalk, CT

**CONSOLIDATED ANNUAL PERFORMANCE &  
EVALUATION REPORT**

**for**

**HOUSING & COMMUNITY DEVELOPMENT  
Program Year 40**

Prepared by:  
Norwalk Redevelopment Agency  
125 East Avenue, room 202  
Norwalk, CT 06851  
203.854.7810

## **I. EXECUTIVE SUMMARY**

The end of Program Year 40 (PY40), July 1, 2014 – June 30, 2015, marks the close of the fifth year of the City of Norwalk's 2010-2014 Consolidated Plan for Housing and Community Development (ConPlan). Consistent with the current ConPlan goals, the City utilized CDBG funding to:

- Support efforts to stabilize or reduce housing costs
- Create income stability
- Ameliorate the impacts that the current economic recession is having on families.

In its 2014-2015 Annual Action Plan for Housing and Community Development, the City of Norwalk identified the availability of \$1,028,003 in funds for its PY40 Community Development Block Grant Program. This amount was made possible by an \$889,453 entitlement allocation to the City as well as an expected additional \$138,550 from previous years' reprogramming and program income.

The Annual Action Plan identified 14 initiatives in the City of Norwalk to receive PY40 sub-awards expected to benefit over 1,400 households with five additional projects providing an area benefit. Nearly 85% of these households were expected to be of low or moderate income.

To-date, the City deployed \$896,692.73 (87%) of the allocated funds towards activities which furthered the City's progress towards meeting the Consolidated Plan goals. It is expected that by September 30, 2015, 100% of funds allocated to non-planning and administrative projects will be deployed. PY40 funding directly served 1,644 people, 8 public facilities, 6 brownfield sites and 20 businesses plus five projects which provided an Area Benefit to Norwalk residents. 84% of PY40 beneficiaries were of very low- to moderate-income.

CDBG funding was leveraged by over \$18 million in public and private funding.

The housing and community development activities undertaken from PY36-PY40, detailed in the ensuing report, represent the City's efforts toward the accomplishment of Norwalk's 2010-2014 Consolidated Plan Objectives and Strategies, which ended June 30, 2015.

The appendix reports only include CDBG projects which were drawn down during the July 1, 2014 through June 30, 2015 program year.

## **II. FIVE YEAR PLAN ASSESSMENT OF PROGRESS**

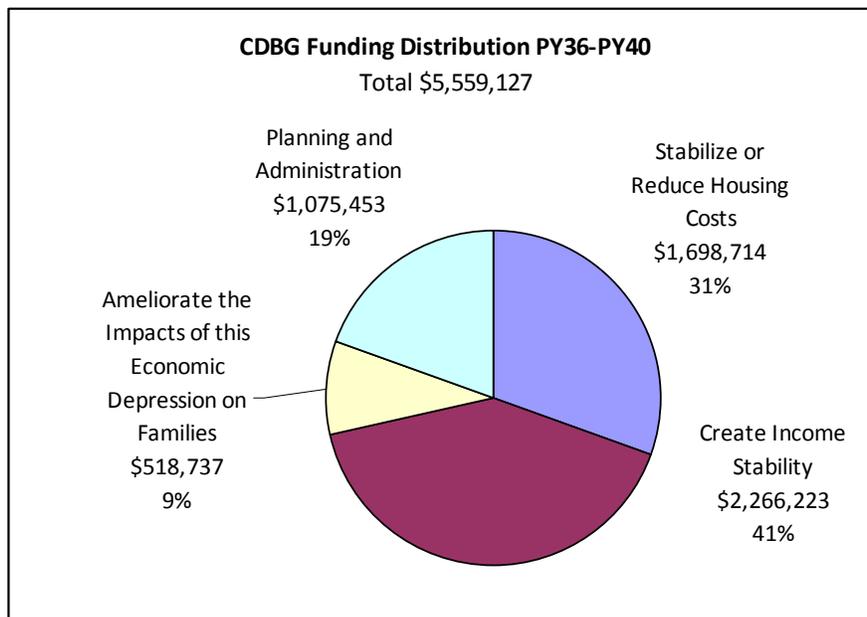
The City of Norwalk's 5-year Consolidated Plan for Housing and Community Development (ConPlan) was approved in May 2010 and covers the period July 1, 2010 – June 30, 2015. By the end of the fifth year of the five year plan, the City successfully outperformed its 5-year ConPlan Strategies by an overall average of 381%.

All but one strategy, Child Care Services, were met by the end of the Consolidated Plan period (June 30, 2015). Despite significant outreach by the Norwalk Redevelopment Agency to child care service providers in the City of Norwalk, none submitted an application or met eligibility requirements. Buildings which house child care service programs did receive funding for facility improvements.

The following table summarizes the City's progress through PY40.

ConPlan Objective	ConPlan Strategy	Strategy Goal	Total Beneficiaries	% of Funds Per Objective
Stabilize or Reduce Housing Costs	Energy Efficient Renovations	150 units	1,031 people	30%
	Housing Rehabilitation			
	Preservation			
	First-time Homeownership			
	Placement Services			
	Rehabilitation Administration			
	Tenant-based Rental Assistance			
Create Income Stability	Literacy/GED/ Customized Job Training	150 people	232 people	42%
	Business Loans	5 loans	5 businesses	
	Redevelopment Planning	1 initiative	4 initiatives	
	Brownfield Remediation	2 sites	12 acres	
	Public Infrastructure Improvements	5 public amenities	55 facilities	
	Technical Assistance to Businesses	25 businesses	100 businesses	
	Section 108 Financed Activity	1 activity	1 activity	
	HOPE VI/Choice Neighborhoods Application	1 application	1 application	
	Summer Youth Employment	250 people	783 people	
Ameliorate the Impacts of this Economic Depression on Families	After-School Programming	500 people	823 people	9%
	Basic Services	250 people	1,318 people	
	Child Care Services	100 people	0 people	
	Domestic Violence Prevention	250 people	2,191 people	
	Drug Prevention Education	250 people	576 people	
	Health/ Mental Health Services	150 people	373 people	
Planning & Administration	2010-2011	5 programs	5 programs	19%
	2011-2012			
	2012-2013			
	2013-2014			
	2014-2015			

Over the 5-year period, the City deployed \$5,559,127 towards accomplishing the 5-year goals. Funding per objective is illustrated in the following chart.



### III. PY40 SOURCES AND USES OF FUNDS

#### 1. Sources of PY40 Funds

PY40 Entitlement	\$889,453.00
PY40 Actual Program Income	
Non-revolving CDBG Program Income at 6/30/15	\$40,378.46
Revolving CDBG Program Income at 6/30/15	\$211,323.02
Reprogramming (previous years' unspent funds)	\$49,249.95
<b>Total Available for CDBG Grants</b>	<b>\$979,081.41</b>

#### 2. Uses of PY40 Funds

Public Service Activities	\$143,068.80
Public Facility Activities	\$529,793.72
Planning & Administration	\$223,830.21
Expended for LMI Benefit	\$753,221.89
Disbursements To-Date	\$896,692.73
Disbursements Planned by 09/30/2015	\$95,107.43
<b>Total Disbursements</b>	<b>\$991,800.16</b>

When making funding allocations in the spring of 2014, actual program income for FY15 was unknown for the CDBG programs and therefore estimated based upon that of previous years'. At the close of the fiscal year (6/30/15), the actual program income was reported as presented above, which is \$159,010 less than expected. The Agency immediately adjusted its expenditure for Planning and Administration by reducing its draw by \$36,202.79, in order to ensure it was not greater than the 20% cap.

### IV. ASSESSMENT OF ANNUAL PROGRESS

#### 1. Geographic Distribution of Funds

The City of Norwalk consistently allocates CDBG funds in a way that targets especially needy neighborhoods of the City, which are defined by HUD as those areas with high concentrations of low and moderate income residents and those areas which have a disproportionate minority population in need.

As is the case in many cities throughout the country, poverty and minority populations are heavily concentrated within the city's urban core (census tracts 434, 437, 441). The City's LMI census tracts include the three urban core tracts as well as the seven surrounding tracts of: 432, 433, 438, 440, 441, 442, 444 and 445, for a total of ten census tracts with lower median incomes than surrounding census tracts and than the city as a whole. Prior to PY40, census tracts 432, 433 and 442 were not recognized as being LMI tracts. For this reason, service providers have not targeted these areas as aggressively for outreach as it is hoped they will in future years.

	Tract 432	Tract 433	Tract 434	Tract 437	Tract 438	Tract 440	Tract 441	Tract 442	Tract 444	Tract 445	Other Tracts
<b>Funds per Tract</b>	\$1,708	\$1,708	\$7,779	\$171,887	\$23,065	\$156,887	\$256,887	\$5,993	\$12,065	\$17,501	\$112,491
<b>Percentage of Total*</b>	0.22%	0.22%	1.01%	22.38%	3.00%	20.43%	33.45%	0.78%	1.57%	2.28%	14.65%

\*Total of Non-Planning and Administrative Funds: \$767,970

In PY40, the City directed 85% (\$655,479) of its non-planning and admin CDBG funds to the ten LMI census tracts. The remaining 15% of PY40 non-planning and admin CDBG funding was allocated to activities located in non-LMI census tracts, but serving low and moderate income individuals.

## 2. Affirmatively Furthering Fair Housing

In January 2015, the Mayor of the City of Norwalk recognized the receipt of the document, “Analysis of Impediments to Fair Housing, An Update to the 2010 Analysis of Impediments.”

In February 2015, City departments and community organizations identified as responsible parties in the document, were notified of the “Update” and provided with a copy as well as direction from the Mayor to provide the City’s Fair Housing Officer with a report on their progress towards achieving the assigned objectives by June 30 of each year. Subsequently, the Fair Housing Officer is responsible for reporting the collective fair housing accomplishments of the City by July 30 to the President of the Common Council and the Mayor’s Office. This report will be shared with the Norwalk Redevelopment Agency so that it may be submitted to HUD as an attachment to the year-end CDBG report (CAPER).

In February 2015, the “Analysis of Impediments to Fair Housing, An Update to the 2010 Analysis of Impediments” was noted as available on the City’s website and posted on the Norwalk Redevelopment Agency’s website (<http://norwalkct.org/index.aspx?nid=652>), Facebook page and LinkedIn group in both English and Spanish.

The document presents five new goals with one or more objectives and actionable “concepts” for achieving the objective. Accompanying each concept are the responsible parties and a timetable for implementation (not necessarily completion) of the concept.

Goal	Objective	Responsible Party	Timetable*
Housing Marketing	Paired Testing	Fair Housing Officer	Fall 2015
		CT Fair Housing Center	
	Float Subsidized Units	Norwalk Housing Authority	Continuing
		Trinity Financial	
Accessibility	Accessibility Improvements	Norwalk Redevelopment Agency	Fall 2015 and Continuing
		Non-profit Partner	
	Pedestrian Access	Norwalk Redevelopment Agency	Fall 2015 and Continuing
		Human Relations Commission	
	Disparate Impact	City Attorney	Winter 2015
	Visitibility		Norwalk Redevelopment Agency
Department of Planning			
City Attorney			
Accessibility Compliance		Norwalk Redevelopment Agency	Spring 2015
		Human Relations Commission	
Home Mortgage Lending	Foreclosure Counseling	Norwalk Redevelopment Agency	2015
		South Norwalk Community Center	
		CT Housing Finance Authority	
Providing Access to Communities of Opportunity	Choice Neighborhood	Norwalk Redevelopment Agency	2015, 2016
		Norwalk Housing Authority	
		Norwalk Police Department	
	Marketing of Section 8	Norwalk Housing Authority	Fall 2015 and Continuing
	120% FMR	Norwalk Housing Authority	Fall 2015 and Continuing
Language Accessibility	Language Access Plan	Human Relations Commission	2015 and Continuing

\*Timetable for initiation, not necessarily completion

A final report on the PY40 activities, accomplishments of the Fair Housing Advisory Commission and the steps taken to affirmatively further fair housing are included in Appendix A of this report.

### 3. Affordable Housing

In May 2010 the Common Council of the City of Norwalk approved the *Housing Strategy for the City of Norwalk*. The *Strategy* established a set of programmatic approaches that aligned with the City's goals and objectives with regards to housing and the application of governmental funding sources which are restricted to affordable housing. The *Strategy* details five goals:

- Preserving and maintaining the physical quality of the existing supply of affordable housing is essential to counter the challenge of housing cost burden in Norwalk.
- That the City will continue to dedicate a large portion of existing and future CDBG funding towards affordable housing objectives associated with the plan
- Public sector housing programs of the City should align their program offerings with the objectives of the approved plan
- Common Council directs that administration associated with the approved plan be undertaken by all City agencies and public sector housing programs currently operating in the City, including all related City boards and commissions that perform housing related services.

Now that a new Consolidated Plan for Housing and Community Development has been approved by the Common Council (May 2015), citing housing cost burden as the greatest need in the City, the Redevelopment Agency will undertake an update of the *Strategy*.

A review of the local housing market illustrates the challenges of preserving Norwalk's affordable housing supply. Each year the Agency, on behalf of the City of Norwalk, quantifies the City's inventory of

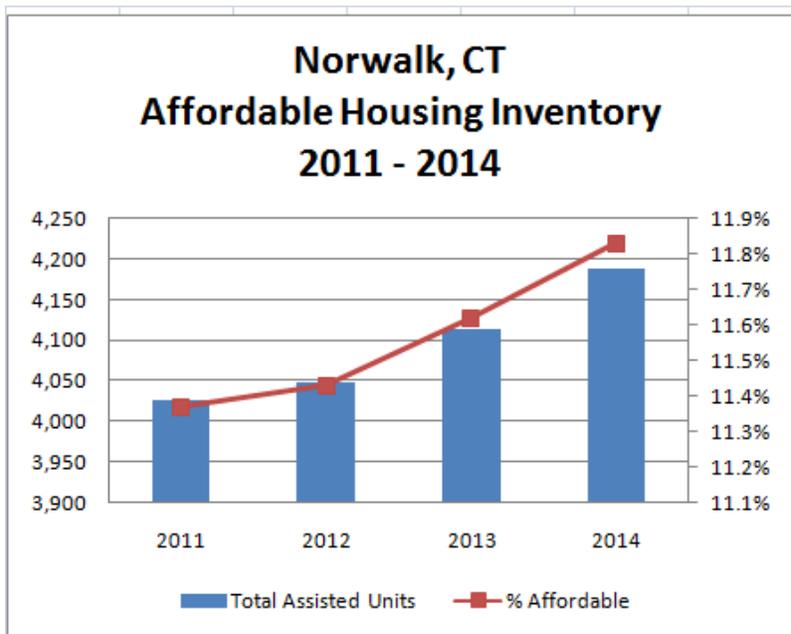
deed-restricted affordable housing units in accordance with the State’s Affordable Housing Appeals List regulation (CGS 8-30g). While the City has been able to maintain an affordable housing stock of over 10%, consistent with the State of Connecticut’s 8-30g affordable housing land use appeals procedure, it must continue its efforts to preserve the City’s supply of affordable housing.

As illustrated in the chart below, data published and posted by the State of Connecticut for the last four years of this inventory reveals that Norwalk’s affordable housing inventory has steadily increased, with the percentage of affordable units in the City increasing from 11.4% to 11.8%, 140 to 180 basis points above the 10% threshold set forth in Section 8-30g. The number of affordable units is currently 4,190 out of the City’s 35,415 housing units (2010 Census data). Market rate units constructed after 2010 will be reflected in the 2020 Census. Norwalk is one of only 31 municipalities in the State with affordable housing inventory over the 10% threshold.

Although Norwalk’s affordable housing inventory is above the 10% threshold set forth in 8-30g, the availability and quality of affordable housing is and will continue to be a priority for Norwalk and the Norwalk Redevelopment Agency for the foreseeable future.

As detailed in the City’s newly adopted (Common Council approved May 12, 2015) Consolidated Plan for Community Development (ConPlan), the binding document for prioritizing CDBG funds over the next five year period, addressing housing cost burden is by far the greatest

housing need in the City, followed by overcrowding and sub-standard housing. To address this need, as detailed in the ConPlan, over the next five years the CDBG program will focus on utilizing funds 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. HUD regulations restrict CDBG assistance to households at 80% of Area Median Income or lower (low-income).



Source: State of Connecticut Affordable Housing Appeals List

**PY40 CDBG Affordable Housing Activities**

The following housing activities go about meeting the City of Norwalk’s Consolidated Plan goal of stabilizing or reducing housing costs in the City. Norwalk’s 5-year Consolidated Plan target was to assist 150 households. At the conclusion of the period, this goal was exceeded by 1085% (1,031 households received assistance).

In PY40 the goal was addressed by deploying \$215,913 towards projects in the strategy areas of housing rehabilitation, first time homeownership assistance and rehabilitation administration, benefitting 81 households, 88% of which were of low- to moderate-income.

**ConPlan Objective: Stabilize or Reduce Housing Costs**

<b>Strategy</b>	<b>Beneficiaries</b>	<b>Awarded</b>	<b>% LMI</b>
Housing Rehabilitation	51	\$57,000	100%
First Time Homeownership Assistance	1	\$37,040	100%
Rehabilitation Administration	29	\$121,873	66%
<b>TOTAL</b>	<b>81</b>	<b>\$215,913</b>	<b>88%</b>

**Housing Rehabilitation**

**Keystone House – Elmcrest Terrace Group Home Renovation:**

Keystone House's \$11,000 grant permitted the renovation of a bathroom at the Elmcrest Terrace group home which provides non-discriminatory affordable housing and mental health services for beneficiaries dealing with serious mental illness as they prepare to transition into long term housing of their own choice. The Elmcrest Terrace group home provides housing to 12 people/households, 100% of whom are of low or moderate income.

**Norwalk Housing Authority – John Shostak Apartment Accommodation Improvements:**

The Norwalk Housing Authority's \$46,000 grant permitted accessibility renovations to the kitchens and bathrooms at the John Shostak Apartment complex as well as the common areas. The project focused on physical improvements which benefit all with mobility handicaps as well as persons with visual, speech and aural impairments by providing ease of access to unit amenities as well as common areas. The John Shostak Apartment complex provides independent living for 39 low-income frail, elderly and handicapped individuals, 100% of whom are of low or moderate income.

**First Time Homeownership**

**Norwalk Redevelopment Agency – City Neighborhoods:**

Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency used \$37,040 to write down the cost of a home in the South Norwalk target area in order to make it affordable for a low or moderate income homeowner. The affordability of the housing unit is preserved through a deed restriction for 20 years at 80% of the AMI. Through direct homeownership assistance by writing down the cost of the home, a first-time homebuyer was permitted to purchase a first home. The unit is owner-occupied, which will help preserve the stability of the neighborhood.

**Rehabilitation Administration**

**Norwalk Redevelopment Agency – City Neighborhoods**

A key programmatic goal of the City Neighborhoods initiative is to maintain and expand the supply of safe, high quality, affordable housing throughout the City's urban core through residential rehabilitation. Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$121,873 of its grant funds towards the administration of home rehabilitation activities. Three unique projects were underway throughout PY40: South Norwalk Renovation Program, Residential Rehabilitation Revolving Loan Fund and Superstorm Sandy Relief Fund.

With funds made available through a CHFA grant, the Agency was able to purchase two small multi-family homes (each two-family) one of which is within the Choice Neighborhood. Each home will be assessed for needed renovations, updated and sold to a homeowner whose income is no greater than 80% of the area's median. The other unit in the home will be deed restricted to insure that a renter of no greater than 50% of the area's median income will reside in it. The home at 68 Lexington Avenue is currently in the process of being demolished. The architectural drawings for the renovations will go out

to bid in PY41. The purchase of home at 24 Haviland Street was closed on just prior to the end of PY40. Its demolition and renovation will occur in PY41. Once the renovations are completed, potential homeowners will be identified and will work with the Housing Development Fund of Stamford, CT, which will counsel, qualify and financial assist the households as owner-occupants. The purpose of the South Norwalk Renovation Program is to improve the quality and quantity of affordable housing in small multi-family homes in South Norwalk.

In recent years, the Residential Rehabilitation Revolving Loan Fund struggled to serve its intended beneficiaries due to the increased qualifications for loan approval and the low interest rates at other lending institutions. Following analysis and discussion, it was determined that \$500,000 of the Revolving Loan Fund would be reprogrammed into funds available for PY41. The Norwalk Common Council approved the reprogramming of these funds to be used for the South Norwalk Renovation program as described previously. At the time of this writing, nearly \$250,000 remains available for lending to qualified homeowners. During PY40, three emergency loans were made to Norwalk households: a single-family home received \$6,200 from the RLF for a new heating system; a two-family home received \$10,000 from the RLF for a new HVAC; and a two-family home received \$8,900 of non-CDBG funds for emergency sewer repair work.

Following Superstorm Sandy in October 2012, the Norwalk Redevelopment Agency led Norwalk's efforts to repair storm-damaged homes when there were unmet needs following assistance from insurance and FEMA. Since the storm, 88 households have received grant assistance made possible by non-profit organizations. In PY40, Agency staff provided technical assistance in the distribution of \$179,961 in grant funds to 25 households for CDBG-eligible repairs.

#### **4. Homeless and other special needs**

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, non-profit and for-profit, organizations to develop the "Greater Norwalk 10 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.

Until recently, Greater Norwalk Opening Doors (CoC), served the 11 communities of Norwalk, Weston, Wilton, Westport, Darien, Brookfield, Redding, Ridgefield, Sherman, Newtown and New Canaan. Early in 2014, Greater Norwalk Opening Doors and its neighboring Continuum of Cares (CoC): 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 includes the 21 communities of 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's Human Relations and Fair Rent Department led the orchestration of this merger and serves as the Interim Co-Chair of the Interim Coordinating Council of Opening Doors of Fairfield County.

In January 2015, HUD announced FY2014's homeless assistance projects awarded by HUD for the FY2013-2014 Continuum of Care (CoC) Program competition. A total of \$1,562,336 was awarded to Norwalk / Fairfield County CoC's organizations. Of the 11 projects, one covers the operations of the

Homeless Management Information System (HMIS) and one provides planning assistance to the Continuum of Care.

In PY40 seven organizations received a total of \$190,500 of CDBG grants to support activities which aid the needs of the homeless and persons with other special needs. At the conclusion of the PY40 grant term, 1,391 people/households were able to be documented as beneficiaries of CDBG programmatic services or projects. Each activity is described in more detail in other sections of this report.

#### Homeless and Other Special Needs Activities

<b>Organization</b>	<b>Awarded</b>	<b>Beneficiaries</b>	<b>% LMI</b>	<b>Type of Beneficiary</b>
Child Guidance Center of Mid-Fairfield	\$30,000	50	96%	Disabled
Domestic Violence Crisis Center	\$30,000	257	96%	Domestic Violence Victims
Family & Children's Agency	\$15,000	100	97%	Addiction
Keystone House	\$11,000	12	100%	Disabled
Norwalk Housing Authority	\$46,000	39	100%	Elderly / Frail Elderly
Norwalk Senior Center	\$12,500	354	100%	Elderly / Frail Elderly
STAR, Inc., Lighting the Way	\$46,000	579	100%	Disabled

**TOTAL \$190,500      1,391 people / households**

### 5. Evaluating and Reducing Lead Based Paint Hazards

Lead levels are evaluated by Redevelopment Agency staff prior to the commencement of any rehabilitation project. Additionally, homeowners may use these funds to complete renovations that result in Lead-safe environments.

The Norwalk Redevelopment Agency owns a XRF Lead Paint analyzing instrument which it shares with the 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. This helps to insure all Lead issues are addressed properly and safely following HUD guidelines as well as the States regulations with little or no cost to the homeowner.

The Norwalk Health Department educates residents on the risks of Lead exposure, provides evaluation services, and reports Lead exposure data obtained from local pediatricians to the State of Connecticut.

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 for property managers, landlords and homeowners.

### 6. Pursuing and Leveraging Resources

In order to maximize CDBG funding, the City and its associated agencies aggressively pursue financial resources indicated in the Consolidated Plan to address community needs, especially in the low and moderate income census tracts that make up the city's urban core. The following table outlines a sampling of the federal, state and local resources made available in PY40 to address the needs identified

by the ConPlan. The City leveraged the \$1,028,002.95 available through the CDBG program with approximately \$112 million from other resources.

Source of Funds	Applicant	Amount	Purpose	Status
<b>Project: Housing Authority Operations</b>				
FY2014 HUD Capital Fund Allocations	Norwalk Housing Authority	\$1,194,385	To support the efforts of the Norwalk Housing Authority and its Section 8 programs.	Approved
<b>Project: Washington Village / South Norwalk Transformation Plan</b>				
Section 108 Loan	Norwalk Redevelopment Agency	\$2,850,000	Loan funds are available for the acquisition of properties to be renovated and preserved as part of the South Norwalk Renovation Project.	Approved
CDBG-DR	Norwalk Housing Authority	\$9,855,590	To assist in financing the Choice Neighborhoods / Washington Village Transformation Plan project.	Approved
CHFA Low-Income Housing Tax Credits (LIHTC)	Trinity	\$18,700,000		Approved
Choice Neighborhoods	Norwalk Housing Authority	\$30,000,000	One of 6 finalists out of 44 applicants for a Choice Neighborhoods Implementation Grant for the Washington Village Transformation Plan.	Approved
<b>Project: South Norwalk Multi-Family Renovation Program</b>				
Department of Housing (DOH)	Norwalk Redevelopment Agency	\$850,000	To purchase, rehabilitate and sell small multifamily homes (2- to 4-family) with significant capital needs in the half-mile radius (Transit Oriented) around the South Norwalk Train Station.	Approved
Connecticut Housing Finance Authority (CHFA)	Norwalk Redevelopment Agency	\$600,000		Approved
City of Norwalk Capital Budget	Norwalk Redevelopment Agency	\$192,000		Approved
<b>Project: Wall Street Place</b>				
CHFA Low Income Housing Tax Credit	Poko Partners	\$9,000,000	Wall Street Place	Approved
<b>Project: Homeless and HOPWA</b>				
Housing Opportunities for Persons with AIDS	Mid-Fairfield AIDS Project	\$130,788	HOPWA funded supported rent subsidies and case management for 12 people.	Approved
McKinney-Vento Homeless Assistance Act / SuperNOFA	Continuum of Care / Fairfield County CoC	\$1,562,336	Projects to provide housing and support services to the homeless or those at risk of homelessness.	Approved
<b>Project: Globe Theater</b>				
Section 108 Loan	Norwalk Redevelopment Agency	\$1,666,000	Redevelopment of the Globe Theater	Pending
<b>Project: Affordable Housing Initiatives</b>				
CDBG Revolving Loan Fund	Administered by Norwalk Redevelopment Agency	\$521,000	Residential Rehabilitation Loan Program	Available
City of Norwalk Capital Budget	Norwalk Redevelopment Agency	\$58,000	Affordable Housing initiatives throughout the City	Approved
<b>Project: Head of the Harbor</b>				
City of Norwalk Capital Budget	Norwalk Redevelopment Agency	\$350,000	Head of the Harbor development project.	Approved
<b>Project: Transit Oriented Development</b>				
City of Norwalk Capital Budget	Norwalk Redevelopment Agency	\$350,000	An RFQ for the development of a TOD Redevelopment Plan was released in March 2014.	Approved
CT Department of Economic and Community Development (DECD)	City of Norwalk	\$200,000	Webster St. parking lot/brownfield environmental assessment and remedial action plan development.	Approved
<b>Project: West Avenue Corridor Project</b>				
CT Department of Transportation	Norwalk Redevelopment Agency	\$640,000	Pedestrian improvements along West Avenue from Wall Street to North Main Street and under the I-95 and Route 7 overpasses.	Approved
City of Norwalk Capital Budget	Norwalk Redevelopment Agency	\$160,000		Approved
<b>Project: Norwalk Multimodal Connector</b>				
US Department of Transportation - Transportation Investment Generating Economic Recovery (TIGER) Grant	Norwalk Redevelopment Agency	\$12,750,000	The Redevelopment Agency will resubmit its TIGER grant application for the Norwalk Multimodal Connector Project - a Complete Street improvement on Norwalk's West Avenue transportation spine.	Pending
<b>Project: Hurricane Sandy Relief</b>				
American Red Cross	North Walke Housing Corp. / Norwalk Redevelopment Agency	\$200,000	To assist Norwalk homeowners and renters with unmet Superstorm Sandy recovery needs.	Approved
<b>Project: Economic Development / Small Business Loans</b>				
Grow Norwalk Fund	Norwalk Redevelopment Agency	\$50,000	Small business loans to spur economic development in Norwalk's urban core	Available

As of July 2015

## 7. Citizen Participation Plan

During PY40, the City reviewed and revised the Citizen Participation Plan (CPP) which outlines the strategy and formal processes for securing comment regarding the development and implementation of the CDBG program. The Citizen Participation Plan is available to the public via the Agency's website:

<http://www.norwalkct.org/index.aspx?nid=652>. The document clearly explains the requirements for securing public comment associated with each type of CDBG document as outlined below.

<u>Document</u>	<u>Comment Period</u>	<u>Public Hearing</u>
ConPlan	30-days	At least two
NOFA	None	None
AAP	30-days	One
CAPER	15-days	One
Guaranteed Loan Application	30-days	At least one
CPP Amendment	15-days	None
Substantial Amendment	30-days	One
Legal Notice	2x within 2 weeks	2x within 2 weeks

### **Public Participation for PY40**

The planning and citizen participation activities for PY40 (July 1, 2014 – June 30, 2015) began in December 2013.

On December 20, 2013, the Notice of Funding Availability was released following two legal notices of its upcoming availability (December 6, 2013 and December 13, 2013). PY40 applications were due on January 15, 2014 and were presented by the applicants to the Planning Committee of the Common Council on February 6, 2014. At this time, they were also posted for public viewing on the Agency’s website. During the March 31, 2014 meeting of the Planning Committee, PY40 funding recommendations were made.

Following two legal notices of its upcoming availability (April 2, 2014 and April 4, 2014), the draft PY40 Annual Action Plan (AAP) was available for a 30-day public comment period from April 4, 2014 until May 4, 2014. The AAP was made available online and in hard copy at organizations throughout Norwalk’s Urban Core. A public hearing was held on May 1, 2014 to discuss the Plan. The public hearing was announced in multiple media including legal notices on April 24, 2014 and May 1, 2014.

On May 13, 2014, the Norwalk Common Council voted to approve the submission of the PY40 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for approval. The document was submitted to HUD on May 15, 2014 in advance of the program year beginning on July 1, 2014.

At the close of the Program Year on June 30, 2015, drafting of the Consolidated Annual Performance and Evaluation Report (CAPER) commenced. The availability of the draft CAPER and the public hearing were legally noticed on July 29, 2015 and August 4, 2015. A 15-day public comment period for the draft CAPER ran August 4, 2015 through August 19, 2015 during which time the draft CAPER was available on the Agency’s website as well as in hard copy at locations throughout the Urban Core. A public hearing on the draft CAPER was held on August 6, 2015. The Agency received no written comments and two members of the public spoke during the public hearing and requested the governing body be more equitable in its distribution of funding throughout the City, not just in South Norwalk. Minutes from the public hearing are attached. It is anticipated that the CAPER will be approved for submission to HUD by the Planning Committee on September 3, 2015 and then by the Common Council on September 8, 2015.

The final CAPER and associated reports will be submitted to HUD for review in advance of the September 30, 2015 deadline and will remain available to the public at the Redevelopment Agency

office and on the Redevelopment Agency’s link of the City of Norwalk website for at least one calendar year.

## 8. Self Evaluation

The Agency is in contract with the City to oversee the administration of Norwalk’s annual entitlement of CDBG funds. The City and the Agency are committed to identifying and reducing any duplication of services associated with CDBG-funded activities and take this issue into account when making decisions regarding the allocation of funds.

As administrator of the local CDBG program, the Agency serves as a source of technical assistance to local stakeholders who wish to learn more about the CDBG Program and provide services to the City’s low and moderate income households. In order to stay knowledgeable on plethora of HUD and CDBG regulations and policies, staff members attend and/or participate in conferences, webinars and trainings.

During PY39, the Agency contracted with Dulles Technology for usage of its WebGrants life-cycle grant management system to support the CDBG administration process. Organizations with PY40 grants were the first to apply through it, as well as submit quarterly monitoring reports and claims for reimbursement through the online system. Agency staff found that applications, status reports and claims were much more accurately and thoroughly completed, as well as easier to process and evaluate. The software also allowed encumbrances to be placed on a grant until the environmental review was completed, thus helping to eliminate accidental mistakes caused by human error.

At the end of the 5-year Consolidated Plan period, the City has made extraordinary progress towards meeting its “high priority” goals, exceeding 100% of the goals set forth in Consolidated Plan and all but one of the strategies. The City’s specific accomplishments and a description of activities in PY40 are summarized in the following table.

ConPlan Objective	ConPlan Strategy	Organization	Project	Award	Program Beneficiaries	% LMI
Stabilize or Reduce Housing Costs	Housing Rehabilitation	Keystone House	Bathroom remodel at Elmcrest Terrace Group Home	\$11,000	12 households	100%
		Norwalk Housing Authority	John Shostak Apartment Accommodation Improvements	\$46,000	39 households	100%
	First-time Homeownership	Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$37,040	1 household	100%
	Rehabilitation Administration	Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$121,873	29 households	66%
Create Income Stability	Brownfield Remediation	Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$14,948	6 acres	81%
	Public Infrastructure Improvements	Carver Foundation	Facility Improvements	\$92,500	1 facility (Area Benefit to 11,522)	94%
		Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$76,036	5 facilities (Area Benefit to 9,542)	81%
		South Norwalk Community Center	Renaissance Project	\$100,000	1 facility (Area Benefit to 3,125)	78%
		Star, Inc., Lighting the Way...	Safety and Energy-Saving Improvements	\$46,000	1 facility (579 people)	100%
	Technical Assistance to Businesses	Norwalk Redevelopment Agency obo City of Norwalk	City Neighborhoods	\$75,760	20 businesses (Area Benefit to 9,542)	81%
	Summer Youth Employment	City of Norwalk - Grants Administration	Mayor's Summer Youth Employment Program	\$21,746	153 people	91%
Ameliorate the Impacts of this Economic Depression on Families	After-School Programming	Saturday Academy	Computer Science Entrepreneurship Program	\$15,820	53 people	94%
	Basic Services	City of Norwalk - Grants Administration	Neighborhood Improvement Coordinator	\$21,747	Area Benefit to 9,542	81%
	Domestic Violence Prevention	Domestic Violence Crisis Center	Domestic Violence Prevention Through Effective Community Policing	\$30,000	257 people	96%
		Norwalk Senior Center	Elder Abuse Prevention Initiative	\$12,500	354 people	100%
	Drug Prevention Education	Family & Children's Agency	Project REWARD	\$15,000	100 people	97%
	Health/ Mental Health Services	Child Guidance Center of Mid-Fairfield	Advanced Practice Registered Nurse	\$30,000	50 people	96%
Planning and Administration	2014-2015	Norwalk Redevelopment Agency obo City of Norwalk	CDBG Program Administration	\$223,830	1 program	64%

## 9. Monitoring

The Norwalk Redevelopment Agency is responsible for monitoring and evaluating CDBG program activities. The objectives of our monitoring activities are:

- Ensure that grant-funded activities comply with federal regulations governing administrative, financial and programmatic operations
- Ensure that, to the extent feasible, performance objectives are met within budget and on schedule
- Ensure that sub-grantees operate their programs in accordance with established program policies

In PY40, each sub-recipient organization was required to submit four quarterly status reports via the WebGrants grant management system which requested information on the status of their project/program, beneficiaries to-date and program challenges and successes. This report included the opportunity for the organization to request a site-visit, as well as provide comments which would indicate to staff that a site-visit was necessary. The final quarterly report also asked questions regarding how the organization made the program/project accessible to people with limited English proficiency.

Ongoing progress was monitored with each payment request made by the subrecipient. Claims were required to be submitted through the WebGrants grant management system and were required to include proof of payment, beneficiary profile information, personnel time sheets (when applicable), photos of the project (when applicable) and WH-347 forms (when applicable).

Housing and public facilities projects are monitored regularly by Agency staff members who provide oversight of the bid process, contractor selection, contract execution and compliance with all HUD regulations.

Two organizations requested and received extensions to their term period. The Carver Foundation requested an extension to September 30, 2014 due to complications arising from unexpected costs associated with the planned HVAC project. The Mayor’s Summer Youth Employment Program requested an extension until August 31, 2015 due to needing a change in the scope of the programming. Contract amendments were prepared and received by the Agency in a timely manner.

**V. PROGRAM NARRATIVES**

**1. Assessment of Relationship of CDBG Funds to ConPlan Objectives and Strategies**

The City and Agency allocated \$767,970 of PY40 CDBG funding to non-administrative activities addressing the ConPlan’s three objectives. The relationship between the ConPlan’s objectives and the outcomes of the use of funding is illustrated in the following table.

<b>ConPlan Objective</b>	<b>Beneficiaries</b>	<b>% LMI</b>	<b>Funds Awarded</b>	<b>% of Total</b>
Stabilize or Reduce Housing Costs	81 households	88%	\$215,913	21%
Create Income Stability	6 acres, 8 facilities, 20 businesses and 153 people	84%	\$426,990	42%
Ameliorate the Impacts of this Economic Depression on Families	163 people, Area Benefit to 9,542 people	82%	\$125,067	12%

**2. ConPlan Objective 1: Support Efforts to Stabilize or Reduce Housing Costs**

The first objective of the ConPlan speaks to the need to respond to the overwhelming percentage of Norwalk households that are housing cost burdened. In PY40, the City deployed \$215,913 or 21% of CDBG funds towards meeting this ConPlan goal in the strategy areas of housing rehabilitation, first-time homeownership and rehabilitation administration. PY40 CDBG funding towards these strategies benefitted 81 households, 88% of which were extremely low income, very low income or moderate income renter and owner households.

<b><u>ConPlan Strategy</u></b>	<b><u>Beneficiaries</u></b>	<b><u>% LMI</u></b>	<b><u>Funds Awarded</u></b>
Housing Rehabilitation	51 households	100%	\$57,000
First-Time Homeownership	1 household	100%	\$37,040
Rehabilitation Administration	29 households	66%	\$121,873

Specific housing activities for PY40 are detailed in the Affordable Housing section of this document.

### 3. Con Plan Objective 2: Support Efforts to Create Income Stability

Norwalk’s second Consolidated Plan objective is to support efforts to create income stability. The City accomplishes this objective through investments in small business and redevelopment activities within its low- and moderate-income neighborhoods. In PY40, the City allocated \$426,990 or 42% of its CDBG funds to redevelopment and business assistance activities that fostered economic opportunities and improved the physical environment of the City’s Urban Core. Investments in the strategies of brownfield remediation, public infrastructure improvements, technical assistance to businesses and summer youth employment benefitted 6 brownfield acres, 8 public facilities, 20 businesses and 153 people, 86% of whom affected or were low- and moderate-income people.

<u>ConPlan Strategy</u>	<u>Beneficiaries</u>	<u>% LMI</u>	<u>Funds Awarded</u>
Brownfield Remediation	6 sites, 6 acres	81%	\$14,948
Public Infrastructure Improvements	8 facilities	87%	\$314,536
Technical Assistance to Businesses	20 businesses	81%	\$75,760
Summer Youth Employment	153 people	91%	\$21,746

#### Brownfield Remediation

##### Norwalk Redevelopment Agency – City Neighborhoods

Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$14,947 of its grant funds towards Brownfield Remediation. During PY40, remediation work continued on the Webster Street lot and the Agency received confirmation of site eligibility for an EPA assessment grant for the following five sites which are in the Choice Neighborhood: Ryan Park, Day Street, Water Street Pocket Park (a micro-facility project) and 68 and 70 South Main Street. Staff members are currently writing the bid package for project work. The assessment project for these five sites will continue into PY41 as will the remediation work for the Webster Street lot. This ongoing work provides an area benefit to 3,125 people, of whom 81% have low or moderate income.

#### Public Infrastructure and Facility Improvements

##### The Carver Foundation – Facility Improvements

The Carver Foundation's \$92,500 grant was intended to permit the replacement of an outdated HVAC and duct system at its Community Center, which would allow for conversation of two storage areas into a teen center and an upgrade to the 12-station computer lab. Unfortunately, the original estimate for the replacement of the HVAC system was inadvertently underestimated and after re-bidding the project, it was determined that it would be impossible to complete the entire replacement with the original funding. The Carver Foundation requested and was granted a contract amendment, extending the grant term to September 30, 2015, so construction would not compromise summer programming and revising the scope of work to include only the second floor, which will allow for the upgrade to the computer lab. The Carver Foundation's Community Center provides an area benefit to 11,522 people.

##### Norwalk Redevelopment Agency – City Neighborhoods

Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$76,036 of its grant funds towards Public Infrastructure and Facility Improvements. Staff directed their energies towards the implementation of multiple projects to improve the public infrastructure and facilities of the Urban Core (census tracts 434, 437 and 441, providing an area benefit to 9,542 people, 81% of whom are low or moderate income. These projects included: West Avenue corridor street improvements, three micro-facility projects and ongoing facilitation of the Section 108 guaranteed loan application for the Globe Theater.

As part of the West Avenue Corridor Street Improvements, the Agency initiated signal improvements which were begun and completed in PY40 as well as the installation of 13 ADA compliant crosswalks. The ADA compliant crosswalk installations took longer than expected to design, but went out to bid during PY40 and will be completed during PY41. Additional streetscape improvements were furthered with the commencement of streetscape work around the new Waypointe housing development. A public art display is also underway which will reflect Norwalk's rich cultural heritage and will extend along the "great wall" which borders West Avenue. After multiple community outreach sessions for development, it is expected that the art will be installed in September 2015.

Three micro-facility projects were initiated during PY40 which focus on the South Norwalk neighborhood as well as the Urban Core. Re-design of the Washington/Water Street "Pocket Park" and installation of bicycle racks and chess tables in South Norwalk and throughout the urban core were planned and received Request for Release of Funds (RROF) approval from HUD. An additional project to re-point the bricks on the historic South Norwalk Switch Tower Museum was submitted to the State Historic Preservation Office (SHPO) which gave its approval in early July 2015. This project will be submitted to HUD for RROF approval immediately. All three projects are anticipated to be completed in PY41.

The Wall Street target area improvement needs are detailed in the Wall Street Planning Update (2012) which built on plans dating back to 1956 and 1986 and the Wall Street Plan of 2004. With those general planning efforts as a platform, the City responds to opportunities to work with property owners for redevelopment. In PY38, the City submitted a \$1.67 million section 108 guaranteed loan application to HUD to renovate the historic Globe Theater for use by the Wall Street Theater Company. Other sources of financing for the project come to just under \$7 million and include the developer and State and tax credits. The theater is currently vacant and a blighting influence on the Wall Street neighborhood. 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 rehabilitated Theater will permit an expanded use for traditional theater presentations as well as children's theater and event leasing. These activities should permit the Theater to make a positive cultural and commercial impact on the neighborhood by revitalizing the daytime and evening cultural and entertainment calendar for Wall Street. Over the past year, the Agency responded to HUD requests pertaining to environmental requirements associated with the application. In March 2015, the Common Council approved an extension of the federal "Slum, Blighted, Deteriorated or Deteriorating" classification of the Wall Street Redevelopment Area. In May 2015, the Common Council also approved designating the South Norwalk Transit Oriented District (TOD) as "Slum, Blighted Deteriorated or Deteriorating." With this designation for the Redevelopment Areas the Globe Theater's application and future eligible South Norwalk TOD projects is/can be based upon addressing HUD's National Objective of "preventing or eliminating areas of slum or blight."

#### **South Norwalk Community Center – Renaissance Project**

The South Norwalk Community Center's \$100,000 grant was used to support Phase 2 of its "Renaissance Project," a major renovation of the existing facility. Phase 2 included the creation/renovation of two classrooms and a community room to improve their accessibility, functionality and security. With these renovations, the Community Center was able to enter into a contract with the Norwalk Public Schools to host an after-school program for 60 LMI neighborhood children who did not previously have access to a neighborhood after-school program. The program began in April 2015, following completion of the project. The South Norwalk Community Center provides an area benefit to 3,125 people of which, 78% are of low or moderate income. SNCC has been awarded a grant for PY41 which will result in the creation of a third classroom, permitting an additional 30 children to attend the after-school program.

### **STAR, Inc., Lighting the Way... – Safety and Energy-Saving Improvements**

STAR's \$46,000 grant was used to increase facility safety and make energy- saving improvements to the facility in order to benefit the 579 clients with intellectual and developmental disabilities who receive daily services at the Adult Day Service Program. Such improvements required opening up the atrium roof in order to remove and replace inefficient windows and frames. 100% of the beneficiaries are designated as low or moderate income.

### **Technical Assistance to Businesses**

#### **Norwalk Redevelopment Agency – City Neighborhoods**

Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$75,760 of its grant funds towards providing technical assistance to 20 businesses looking to move to or expand operations in Norwalk's Urban Core. Such assistance included facilitating the approval of signage, understanding available locations and brainstorming with entrepreneurs regarding how their business could flourish. The Norwalk Redevelopment Agency provided guidance on the incentive benefits to businesses seeking to expand or relocate within the City's state-designated Enterprise Zone and assisted in identifying sources of working capital and underwriting small business loans to local and regional businesses such as a micro-brewery, a museum, sports-related businesses, a baker, a leather goods manufacturer, woodworking companies and a swimming organization approached the Redevelopment Agency for assistance in establishing themselves in Norwalk's urban core. Results of the Agency's technical assistance are as follows:

- 1 company in the Urban Core began major renovations to its business facility
- 2 new companies opened in the Urban Core
- 2 new companies opened in the Enterprise Zone
- 1 new company opened elsewhere in Norwalk (after trying to open in the Urban Core)
- 2 companies relocated within the Urban Core
- 1 company relocated to the Enterprise Zone
- 3 companies continue to try to establish themselves (as new) in the Urban Core
- 5 companies continue to try to move to the Urban Core (one from the Enterprise Zone)
- 3 companies continue to try to move to the Enterprise Zone

The 20 small businesses assisted by the Redevelopment Agency provide an area benefit to 9,542 people, 81% of whom are LMI. At least 10 additional companies opened in the Choice Neighborhood of the Urban Core (without assistance), proving the effect of revitalization plans for the neighborhood.

A significant amount of time was spent coordinating efforts between General Growth Partners (GGP) and the City of Norwalk as plans for a 750,000 square foot mall, the SoNo Collection, got underway on the last remaining parcel of the Reed-Putnam Redevelopment Area in South Norwalk. The SoNo Collection development project is anticipated to have a broad-reaching regional impact on the Norwalk, Fairfield County and greater Connecticut communities during its construction and operating phases. The construction phase is expected to last 30 months and GGP projects over 1,900 construction job opportunities (electrician, carpenter, architect, plumber, mason, surveyor, etc) will be made available, with an average salary of \$74,000. Upon completion, the mall is expected to generate to 2,590 full-time equivalent jobs with an average salary of \$41,000 in the areas of sales associates, supervisors, managers, merchandiser, maintenance, security, and many others. In addition to the operations of the mall, there will be jobs created from the 150-room hotel and restaurants associated with the complex. Free year-round public events will be promoted throughout the City and region for all to enjoy, particularly those living nearby. The land in question is situated in LMI census tract 441, which is part of the Urban Core.

## Summer Youth Employment

### City of Norwalk – Mayor’s Summer Youth Employment Program

The Summer Youth Employment Program's \$21,747 grant was intended to provide pre-employment workshops to students at Briggs High School as well as for the 150 participants in the Summer Youth Employment program. Unexpectedly, Briggs High School was able to fund the cost of the workshops independently, freeing up funding to be used to establish SYEP’s College Edge Program. This year is the first year that the College Edge Program is available and through a series of workshops, it will prepare students for the college application process. The Mayor’s Summer Youth Employment Program requested and received a contract amendment extending the grant term to August 21, 2015 and revising the scope of the project to including the College Edge Program. Through these programs, the SYEP reached 153 teenagers of whom, 91% come from low or moderate income families.

## 4. Con Plan Objective 3: Support Efforts to Ameliorate the Impacts of this Economic Depression on Families

The third Consolidated Plan objective acknowledges the need to invest in programs, facilities and initiatives which strengthen families impacted by the recent economic recession. In PY40, the City invested \$125,067 or 12% of its CDBG program towards initiatives to help achieve the targets of this objective. Investments in strategy areas of after-school programming, basic services, domestic violence prevention, drug prevention education and health/mental health services directly benefitted 814 people and provided an area benefit to 9,542 people. Of the direct and indirect beneficiaries, 93% were low- to moderate-income.

<u>ConPlan Strategy</u>	<u>Beneficiaries</u>	<u>% LMI</u>	<u>Funds Awarded</u>
After-School Programming	53 people	94%	\$15,820
Basic Services	Area Benefit to 9,542	81%	\$21,747
Domestic Violence Prevention	611 people	98%	\$42,500
Drug Prevention Education	100 people	97%	\$15,000
Health / Mental Health Services	50 people	96%	\$30,000

## After-School Programming

### Saturday Academy – Computer Science Entrepreneurship Program

Saturday Academy's \$15,820 grant paid for personnel costs associated with implementing and running a Computer Science Entrepreneurial program for middle and high age students which fostered learning and stimulated an interest in science, technology, engineering and math in order to arm participants with the tools for a successful future. At the conclusion of the program, participants showcased their apps at an event at Norwalk Community College. Fifty (50) youth, of whom 94% came from low or moderate income families, participated in Saturday Academy's Entrepreneurship Program.

## Basic Services

### City of Norwalk – Neighborhood Improvement Coordinator

The Neighborhood Improvement Coordinator's \$21,747 grant permitted him to staff the Mayor’s Neighborhood Preservation Task Force and ensure that City-related quality of life concerns were addressed resulting in an enhanced level of feedback between City departments and residents. The NIC also worked to leverage the work of volunteers and corporate funding resources to support neighborhood improvements and multiple area-wide clean-ups. Through this work, graffiti was abated at over 80 sites, over 175 illegal signs were removed from City property, 5 illegal dump sites were remediated, two bulk trash pick-up days were held, over 100 hours of volunteer service was coordinated, numerous seniors received assistance with snow removal and mailbox repair and a

community-wide spring clean-up day was held. The Neighborhood Improvement Coordinator's work provided an area benefit to at least 9,542 people, of whom 81% are of low or moderate income.

### **Domestic Violence Prevention**

#### **Domestic Violence Crisis Center – Domestic Violence Prevention through Effective Community Policing**

DVCC's \$30,000 grant fostered the ongoing institutional alliance between DVCC and the Norwalk Police Department which strengthens response to DV victims and enhances communication between victims, advocates and law enforcement, resulting in increased safety for victims and a stronger connection to community resources. DVCC led 3 formalized recertification training sessions for Norwalk police officers which had an immediate impact on the number of dual arrests. Prior to the training the dual arrest rate was 21% and following the training it was 7%. DVCC and the Norwalk Police Department review each domestic violence arrest to ensure it was a proper arrest. In cases of improper arrests, the NPD liaison meets with the arresting officer to reinforce information discussed at the recertification training. This ongoing attention to detail has measured results in that during PY39's fourth quarter there were 116 intimate partner violence (IPV) incidents with a 24% dual arrest rate; however during PY40's fourth quarter there were only 82 IPV incidents with a 15% dual arrest rate. Decreasing the dual arrest rate allows the courts to focus on those DV perpetrators whose victims are at the greatest risk and ensures that victims are less likely to be arrested and put through the criminal justice system for taking steps to protect themselves. Work through the CDBG grant provided assistance to 257 people subjected to domestic violence, of whom 96% were of low or moderate income.

#### **Norwalk Senior Services – Elder Abuse Prevention Initiative**

The Norwalk Senior Center's \$12,500 grant covered the personnel costs of providing community-wide and individual trainings, in order to provide education and resources to help prevent domestic violence against the elderly. In PY40 the Senior Center provided training to 350 people of whom, 100% are of low or moderate income.

### **Drug Prevention Education**

#### **Family and Children's Agency – Project REWARD**

Family & Children's Agency's \$15,000 grant to support Project REWARD bolstered the capacity of the only program in southern Fairfield County which provides outpatient substance abuse treatment for women. Designated as a co-occurring ready program by the Department of Mental Health and Addiction Services, Project Reward is tailored to simultaneously address substance abuse and mental health issues. This includes incorporating "Seeking Safety", an evidence-based treatment for women who have histories of trauma and are at high risk for re-victimization into the treatment curriculum. Family & Children's Agency continues to provide transportation and on-site babysitting for their clients. In PY40, Project Reward served 100 people, of whom 97% are of low or moderate income.

### **Health/Mental Health Activities**

#### **Child Guidance Center of Mid-Fairfield – Advanced Practice Registered Nurse**

The Child Guidance Center's \$30,000 grant provided services for youth in need of psychiatric help and medication management with the only child/adolescent psychiatrists and APRN working in the public sector in Norwalk. In addition to performing psychiatric assessments on youth, the APRN provided parents of youth with education on medication and its potential side effects as well as nutrition counseling. Through the grant, the Advanced Practice Registered Nurse was able to provide assistance to 50 people, of whom 96% were of low or moderate income.

## **5. Meeting All Three ConPlan Objectives**

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## Meeting All ConPlan Strategies

### Norwalk Redevelopment Agency – Administration

PY40 CDBG administration funding of \$223,830.21 was used to pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities assisted with CDBG funds. This included staff and related costs for overall program management, coordination, monitoring, reporting and evaluation as well as the development of the 2015-2019 Consolidated Plan, Updated Analysis of Impediments to Fair Housing Choice and revised Citizen Participation Plan.

## VI. CHANGES IN PROGRAM OBJECTIVES

During PY40, work began and concluded on the 2015-2019 Consolidated Plan for Housing and Community Development. The plan is available on the Redevelopment Agency's website (<http://www.norwalkct.org/index.aspx?nid=652>). The new ConPlan replaces the previous ConPlan's three (3) objectives with the following four (4) Priority Needs:

- Increase High Quality and Affordable Housing Opportunities
- Expand Economic Opportunities
- Modernize Public Facilities and Infrastructure
- Increase Available Social Services

The four Priority Needs are set to be addressed by a total of 10 Goals. In order to improve the consistency of reporting, each Goal is defined by one or more matrix codes representing CDBG-eligible activities.

## VII. ASSESSMENT OF EFFORTS IN CARRYING OUT PLANNED ACTIONS

The Agency impartially reviews all requests for Certifications of Consistency and advances these requests to the Norwalk Common Council for approval. Once approved, Certifications of Consistency are executed by the Mayor and provided to the requesting organization or agency.

Certifications of Consistency were provided for the Norwalk Housing Authority and the Greater Norwalk Continuum of Care / Fairfield County CoC. The Continuum of Care certificate includes the following agencies:

- Family and Children's Agency, Inc.
- Hall-Brooke Behavioral Health Services
- Human Services Council
- Mid Fairfield AIDS Project
- Norwalk Emergency Shelter
- State of CT Division of Mental Health and Addiction Services
- United Way of Coastal Fairfield Council

The City did not hinder the implementation of the ConPlan by action or by willful inaction. In the implementation of this plan and in the development of subsequent Action Plans and CAPERs, the City followed the processes and procedures stated in the ConPlan and encouraged the participation of citizens, community groups, public agencies and not-for-profit agencies.

### **VIII. USE OF CDBG FUNDS FOR NATIONAL OBJECTIVES**

CDBG funds were solely used for the purpose of carrying out activities that met one of three national objectives, and used to benefit LMI persons, to address slum and blight conditions and meet urgent community needs. 84% of funding assisted LMI persons.

### **IX. ANTI-DISPLACEMENT & RELOCATION – for activities that involve acquisition, rehabilitation or demolition of occupied real property**

In PY40, the City did not utilize CDBG resources towards any activities that would involve relocating households, businesses, farms or non profit organizations from their dwellings or commercial enterprises. Both properties acquired by the Redevelopment Agency for the South Norwalk Renovation Program were in bankruptcy court and considered to be unoccupied residences.

Rehabilitation of residential property which was funded by CDBG was moderate in nature and did not require the permanent or temporary displacement of residents. Had displacement occurred as a result of these activities, the Agency would have complied with all requirements stated in the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974.

### **X. LOW / MOD JOB ACTIVITIES**

The Norwalk Redevelopment Agency did not engage in any activities in PY40 that necessitated the creation of new jobs. Job training and employment opportunities for LMI individuals were addressed through a sub-grant to the City of Norwalk's Summer Youth Employment Program (described above).

### **XI. PROGRAM INCOME RECEIVED**

From July 2014 to June 2015 Norwalk Redevelopment Agency's CDBG Residential Rehabilitation Revolving Loan Fund (Fund 200) received \$211,323 in principal and interest payments, net of fees and other charges.

From July 2014 to June 2015 Norwalk Redevelopment Agency's CDBG Program (Fund 300) received \$40,378 in principal and interest payments, net of fees and other charges.

The City did not have any float-funded activities during PY40.

### **XII. PRIOR PERIOD ADJUSTMENTS - Where reimbursement was made this reporting period for expenditures made in previous reporting periods that have been disallowed**

No prior period adjustments were made.

### **XIII. LOANS AND OTHER RECEIVABLES**

The City has no float funded activities. The following table summarizes the loan status for various loan funds as of June 30, 2015.

	Deferred Loans		Amortized Loans	
	Number	Balance	Number	Balance
Norwalk Redevelopment Agency Residential Rehabilitation Revolving Loan Fund (200)	8	\$536,741	34	\$2,039,058
Norwalk Redevelopment Agency Homeownership Assistance Non-Revolving Loan Fund	9	\$244,343	15	\$242,174
National Development Council Grow Norwalk Fund (Grow America Small Business Loans)*	0	\$0	2	\$36,213
Norwalk Redevelopment Agency Urban Retail Loan Program (CDBG-R funded business loan program)	0	\$0	3	\$62,688
<b>TOTAL</b>	<b>17</b>	<b>\$781,084</b>	<b>54</b>	<b>\$2,380,133</b>

\*National Development Council Grow Norwalk Fund balance as of December, 2014

**XIV. LUMP SUM AGREEMENTS**

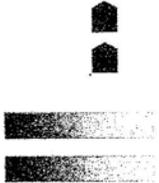
Neither the City nor the Agency has entered into lump sum agreements.

**XV. NEIGHBORHOOD REVITALIZATION STRATEGIES – for grantees with HUD approved neighborhood revitalization strategies**

Norwalk does not have any Federally-designated Empowerment Zones or Enterprise Communities and does not receive Neighborhood Stabilization Program funds. Norwalk has a state-designated Enterprise Zone encompassing two Census Tracts in South Norwalk – 0441 and 0445. The Norwalk Redevelopment Agency responds to calls from businesses seeking to relocate in the Enterprise Zone.

**XVI. HOME, HOPWA, ESG**

Norwalk does not receive HOME, HOPWA or ESG funds.



NORWALK  
FAIR  
HOUSING  
OFFICE

## MEMORANDUM

TO: The Honorable Harry W. Rilling, Mayor  
Mr. Jerry Petrini, Common Council President  
FROM: Margaret K. Suib, Esq., Fair Housing Officer  
DATE: July 30, 2015  
RE: Report as requested by Mayor Rilling

The Fair Housing Officer submits this report as requested by Mayor Rilling via memorandum dated February 12, 2015, "... reporting the collective fair housing accomplishments of the City by July 30<sup>th</sup> to the President of the Common Council and the Mayor's Office."

Mayor Rilling's memo is addressed to the following city departments, positions and commissions and calls upon them to each provide annual reports to the Fair Housing Officer by June 30<sup>th</sup> so that the FHO can write this report:

Planning Commission; Human Relations Commission; Corporation Counsel; Fair Rent Commission; Director of Planning & Zoning; Redevelopment Agency; Fair Housing Advisory Commission; Zoning Commission; Fair Housing Officer; Norwalk Housing Authority Commission; Norwalk Police Department.

As of June 30, 2015, none of these positions, departments, agencies or commissions (other than the Fair Housing Office) submitted anything.

Two weeks later, on July 14, 2015, the Fair Housing Officer received a report from the Redevelopment Agency. No other reports were received.

As requested, the Fair Housing Officer herein reviews and reports upon the Fair Housing accomplishments of the two bodies that submitted their reports (the Redevelopment Agency and the Fair Housing Office) during the period July 1, 2014 – June 30, 2015 (FY 2014-15), meaning achievements in addressing impediments to Fair Housing in Norwalk and affirmatively furthering Fair Housing as required. Attached are the documents upon which this report is based.

### Background

Norwalk's Redevelopment Agency, by contract with the City of Norwalk, administers funding (Community Development Block Grant Funds, known as "CDBG") received from the U.S. Department of Housing and Urban Development (HUD). Communities that receive such funding are required by HUD to undertake certain activities and report to HUD. Among the activities expected by HUD is that we must

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“affirmatively further Fair Housing” and identify impediments to Fair Housing and plan, act and report on how we address those impediments.

A HUD-required document, the Consolidated Plan (Con Plan), is written every five (5) years and it identifies and plans the City’s development priorities. HUD intends the Con Plan to be the rationale for funding allocations over the same five year period. A component of the Con Plan is the Analysis of Impediments to Fair Housing Choice (“AI”) (the name will change next year to the Assessment of Fair Housing, “AFH”). HUD intends for recipients of funding to accurately identify and address Fair Housing barriers.

Over the years, HUD found that communities were, at best, writing an AI, then shelving it; that AI’s typically focused on the lack of affordable housing/the high cost of housing, rather than housing discrimination and housing segregation issues, the meat and potatoes of Fair Housing; and that Con Plans typically were divorced from the AI, so that even when impediments to Fair Housing were found, municipalities were not usually including addressing them in Con Plans and funding was not allocated to addressing housing discrimination issues.

Thus, Fair Housing (housing discrimination and residential segregation issues) were not being identified, funded or addressed by communities as intended by HUD.

Yet communities’ chief executives were signing, under oath, that they were “affirmatively furthering Fair Housing”. Claiming to “affirmatively further Fair Housing”, but not doing as HUD expected, has resulted in numerous cases all over the country, where either litigation (in Westchester County, NY) or HUD action (Texas, Illinois and other spots), has resulted in communities losing their HUD funding. In Westchester County’s case, the county settled the case a few years ago for \$60,000,000 and an agreement to work towards more integration in predominantly white communities.

Norwalk is much better situated than other communities with regard to its Fair Housing efforts because it has an active and effective Fair Housing Office, consisting of the Fair Housing Officer and the Fair Housing Advisory Commission. These entities were created via an agreement (Second Amended Consent Decree) stemming out of a lawsuit brought by the NAACP against the City of Norwalk alleging housing discrimination.

Similar to other municipalities, however, Norwalk’s Con Plan has not integrated the AI, and Norwalk’s AI has been substantially lacking (as determined by HUD in 2012, see discussion later and attached letter) in analysis, actions, planning and subsequent allocation of funding to address impediments to Fair Housing, e.g. housing discrimination and segregation.

Norwalk’s AI had too great an emphasis on housing affordability issues, according to HUD. While everyone agrees affordability is an issue in Norwalk and surrounding towns, HUD has been emphatic that affordability concerns are not to be substituted for Fair Housing concerns.

In 2012, HUD found that because Norwalk did not properly identify impediments to Fair Housing, it could not have acted to ameliorate actual impediments or to maintain records related to addressing unidentified impediments.

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What did HUD say in its 2012 letter? It said, in pertinent part:

“The Department [HUD] has not found evidence of Recipient’s [Norwalk and its Redevelopment Agency] non-compliance with the duty to affirmatively further fair housing. However, Recipient risks non-compliance in the future if it fails to affirmatively further fair housing. Recipient’s most recent Consolidated Plan, Consolidated Annual Performance and Evaluation Report (CAPER)<sup>1</sup>, Analysis of Impediments to fair housing (AI) and the Annual Action Plan (AAP, were all lacking in their analysis of impediments to fair housing and Recipients actions undertaken to overcome the impediments. The Consolidated Plan did not address these issues and ignored statutory mandate to assess whether any groups had disproportionately greater need for assistance than others. Recipients recent CAPER and AAP failed to analyze several impediments to fair housing choice....”

HUD then listed a number of specific issues. In summary, HUD criticized Norwalk’s 2010 AI for:

- (1) not using accurate data and not explaining local housing discrimination data in the report;
- (2) not analyzing whether the City’s residency preferences (for housing programs, including public housing) is an impediment to Fair Housing in Norwalk, even though the State of Connecticut has said such preferences are often an impediment<sup>2</sup>;
- (3) inaccurate minority census data and therefore, any analysis of inaccurate data is likely inaccurate;
- (4) No actions of Norwalk’s Human Relations commission were listed, and the recommendations made by the Fair Housing Officer and Fair Housing Advisory Commission were not reported nor was it reported if any action was taken by Norwalk on any Fair Housing recommendations;
- (5) “housing affordability is not a proxy for Fair Housing”, so HUD said that focusing only on housing affordability does not meet the requirement of addressing Fair Housing: because Norwalk didn’t properly identify Fair Housing (rather than affordable housing) issues, HUD said Norwalk couldn’t have addressed or recorded efforts to ameliorate Fair Housing problems;
- (6) that although the 2010 AI had a heading about zoning, planning and land use, the report failed to state how zoning, planning and land use affect Fair Housing or to report recommendations or actions regarding zoning, planning and land use, or changes made in these three areas; and
- (7) a “recent” CAPER (presumably 2011 or 2012) made recommendations for future actions but did not report on any zoning actions/accomplishments or proposals that would impact multifamily housing construction.

**RECOMMENDATION: When writing an AI, Con Plan, CAPER or AAP, any criticism received from HUD or other knowledgeable parties should be used as a guideline for improving such reports.**

Note: The FHO did not determine if the Redevelopment Agency used accurate data for its 2015 AI Update report, but hopes Redevelopment confirmed data accuracy given HUD’s criticism of its 2010 AI.

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<sup>1</sup> The CAPER is an annual report to HUD required from the Redevelopment Agency as a part of the CDBG program and should include in it what Norwalk is doing to Affirmatively Further Fair Housing

<sup>2</sup> HUD opined that because Norwalk is diverse, a residency preference might not function to exclude minorities, like it would in neighboring towns that are overwhelmingly white, but HUD said that analysis, so see the impact of a residency preference, was not done and should have been done.

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As to HUD's comments enumerated above, the FHO recommends the following:

1. The Redevelopment Agency should assign a staff person, likely the CDBG administrator, to confirm that data presented is accurate. The Fair Housing Officer will confirm that protected classes are all listed (one was left off the 2015 AI) and that other Fair Housing information and data from Norwalk's Fair Housing Office is accurate before submission to HUD, if permitted;
2. Analysis of the City's residency preferences should be made, including by the Norwalk Housing Authority and as to any Workforce Housing units (overseen by Zoning); this analysis will be done by reviewing who received the preference and housing unit and who would have received the housing unit but for the preference which will show the impact of the preference, if any;
3. See #1, immediately above (accurate census data should be used);
4. The Human Relations Commission should likely not be mentioned in the narratives of AIs as a Norwalk body with a Fair Housing role, since it has not heard Fair Housing cases in at least ten (10) years. Going forward, the recommendations of the Fair Housing Advisory Commission and Fair Housing Officer, to the city, its departments and commissions, should be reported in AIs along with the City's response or actions taken regarding those recommendations;
5. Housing affordability is only a component of Fair Housing, not a substitute for it. AIs going forward should be sure to have a Fair Housing focus, which can be accomplished by giving the Fair Housing Officer and Fair Housing Advisory Commission, a much larger role in assessing and reporting on Fair Housing matters, as they have offered for a number of years;
6. Planning and Zoning did not report as to any actions taken by them, however, the FHO can report here that the Zoning Commission, after a number of years of advocacy to do so by the Fair Housing Officer and Fair Housing Advisory Commission, added a prohibition on developers being able to "off-site" affordable housing units away from market rate developments, which was happening and was serving to create separate and unequal housing opportunities, and to increase rather than decrease housing segregation. This should be reported as an Fair Housing Accomplishment recommended by the FHO and FHAC and implemented by the Zoning Commission during FY 2014-15; Other recommendations made by the FHO, FHAC, NAACP and others were not acted upon or responded to by Planning and Zoning. The AI should, in the future, list the recommendations, the response, if any, or the failure to respond;
7. No recommendation as to this, as the FHO was not provided with the "recent CAPER" to know what is being referenced, but certainly Redevelopment, which writes the CAPERS and AIs should review this HUD comment and rectify it going forward.

Norwalk must do better going forward.

**RECOMMENDATION: The most likely way to do better is for Norwalk's Fair Housing Office to have a greater role including greater integration into city planning, development and reporting relative to Fair Housing, including reviewing and revising of Fair Housing related plans and reports to HUD before they are signed by the Mayor and submitted to HUD.**

The Redevelopment Agency, because it administers the CDBG money from HUD, must report to HUD on behalf of Norwalk as to the actions taken in Norwalk to affirmatively further Fair Housing. Redevelopment's obligation to report does not mean it must or should do so divorced from the City's Fair Housing Office. Recent lack of collaboration has resulted in reports that have errors and omissions and have been criticized by HUD. This is an easy fix: Redevelopment and/or its consultants should draft such reports, and as to any elements related to Fair Housing, the Fair Housing Officer should review and revise final drafts before they are signed by the Mayor and sent to HUD.

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## Redevelopment Agency's Fair Housing Accomplishments in FY 2014-15

The Redevelopment Agency's report (dated July 14, 2015) focuses on housing affordability, rehabilitation of existing housing and development of workforce housing in various new development projects (including Waypoint Midblock, Waypoint Northblock, Iron works, East Norwalk Avalon and Point Rock at Oakwood).

The new developments collectively added 6 efficiency apartments, 45 one bedroom units, 35 two bedroom apartments and 5 three bedroom units. This is listed as providing housing choice alternatives for families with children. In that a family with children commonly looks for at least a 2 bedroom apartment, the efficiencies and one bedroom units should not be attributed to families with children, unless actual data says these are occupied by families with children.

Having a choice of housing that is unfettered by discrimination and which begins to remedy past housing segregation means not just numbers, but also where the new housing is located. Location, in regards to these new apartments, has not yet been analyzed as to whether it was built in predominantly minority areas, LMI neighborhoods, or higher opportunity areas. This analysis needs to be done. Are there Fair Housing Marketing Plans for these units, who responded to/applied for units, how were people selected for the affordable units, the make-up of the actual residents (are they families with children or members of other protected classes?), what was the make-up of the census tract before these developments, and then after? Are waiting lists properly being maintained? This is the Fair Housing analysis needed to determine if adding these apartments is a Fair Housing accomplishment. Redevelopment did not report that it undertook this kind of analysis or its findings.

Redevelopment also lists the Dept of Public Works getting GIS data and professional services as a Fair Housing accomplishment. The Fair Housing Officer does not understand how this is a Fair Housing accomplishment.

While the Redevelopment Agency has assigned the FHO responsibility to get funding to "expand data collection and analysis of local fair housing entities", there is no funding needed for this purpose because the only local fair housing entity is Norwalk's Fair Housing Office, and we already have access to our own data. Further, with no office staff, the FHO does not have the capacity to seek funding beyond preparing the Fair Housing Office budget application as required by the Second Amended Consent Decree (and the donations she has solicited and received in dollars, in-kind services, furniture and equipment).

Under the heading "Impediment Two – Housing Affordability", the Redevelopment Agency lists many important rehabilitation projects to homes, including those damaged by Superstorm Sandy, and city-related buildings like Norwalk's homeless shelter. It cannot be overstated that rehabilitation work to our housing stock is very important. Redevelopment also reports it assisted one (1) homeowner directly in purchasing a first home. These efforts are important to Norwalk, but are not Fair Housing accomplishments.

The Redevelopment Agency described its acquisition of two homes which it will rehab and resell to low-moderate income people. Again, this is not a Fair Housing accomplishment in and of itself. It could be a Fair Housing concern if such efforts have a (negative) disparate impact on protected classes of people. Once these homes are offered for sale/rent, in or about June 2016, we can consider if there is a Fair Housing accomplishment or concern.

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**RECOMMENDATION:** That as the Redevelopment Agency acquires and rehabilitates housing in the urban core of Norwalk, its policy be to make the newer housing available to those who lived there or within the neighborhood previously, at costs similar to what they were paying, so that “gentrification” does not have the effect of having a disparate impact on the minority and/or LMI community currently living in the area. This or a similar rule in the program might well be a Fair Housing Accomplishment

Under the heading “Recommendation 2” which pertains to working with other groups to leverage funding for affordable housing preservation, and lists assisting other organization getting “Certificates of Consistency” with the Con Plan, without further explanation this does not seem to be a Fair Housing Accomplishment.

Under the heading “Recommendation 4”, which pertains to expanding the city’s housing rehab program, again, while important, without further explanation as to the link to Fair Housing, this is an affordable housing accomplishment (preserving the affordable housing stock).

Under the heading “Impediment Three – Zoning, Planning and Land Use”, the Agency lists its development of a new TOD (transit oriented development) plan in South Norwalk and says the plan will be available in 2015-16. This means it is not yet accomplished and in and of itself, is not a Fair Housing accomplishment.

Further, the TOP plan is a plan to redevelop the area around the South Norwalk Train Station, and will have the effect of amassing affordable housing in the urban core area that is already LMI and substantially minority. Without placing affordable housing in other areas (that are substantially higher in income and predominantly white), the impact of building dense housing in the urban core, including affordable housing, will actually further historical patterns of housing segregation rather than change those patterns. This could be ameliorated by expanding the areas in the City subject to inclusionary zoning so that it applies to all parts of Norwalk, and then doing small/infill developments all around the city, so that affordable housing opportunities are not relegated to the urban core and route 1/7 corridors, as they essentially are today. This is a recommendation of the Fair Housing Advisory Commission and Fair Housing Officer.

Further, HUD has suggested that TOD could be that new transit is run to an area not previously served. So, for example, more affordable housing could be placed outside of South Norwalk, bus service to the new area added, and that would create a new TOD area.

Mixed income integration throughout Norwalk would be a Fair Housing accomplishment and it is up to Redevelopment and more so, Planning and Zoning, to make this possible. The Fair Housing Advisory Commission’s and FHO’s role have been to recommend policies resulting in mixed income housing and inclusionary zoning throughout Norwalk. We have done so for a number of years and continue to do so.

The Redevelopment Agency reports that it is considering encouraging developers to bring plans to neighborhoods prior to seeking plan review with the City. This is a good idea in terms of transparency and soliciting citizen input, however without more, is not a Fair Housing accomplishment. Further, the Redevelopment Agency states it has not yet done this.

The Redevelopment Agency states that for PY42, it will encourage organizations which serve people with disabilities to apply for CDBG funding to be used to make home improvements related to accessibility. Again, this has not yet been done, so it is not an accomplishment. If CDBG funding is used

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to make housing more accessible for people with disabilities in Norwalk, that will be a Fair Housing accomplishment that can be listed in the future.

The Redevelopment Agency lists recent and on-going work by the City, especially the Department of Public Works, to make crosswalks more accessible for people with disabilities and compliant with the Americans with Disabilities Act. It also lists as an accomplishment plans to rehabilitate crumbling steps near the South Norwalk Train station. The ADA work is very important, but is not a Fair Housing accomplishment. Outside steps, near a train station, are also not Fair Housing accomplishment.

Also listed is a plan to work with the Director of Planning and Zoning to develop incentives in housing development to encourage visitability design, which goes beyond the Fair Housing Act design and construction requirements. Again, this hasn't happened yet, so it is not an accomplishment. If visitability is codified by Corporation Counsel into Norwalk's building code, that would be an excellent Fair Housing accomplishment to list. The Fair Housing Officer would like to be involved in the effort to accomplish this.

Redevelopment says that in the future, it and the Human Relations Commission will recommend someone to the Mayor to have the responsibility for discussion with the development community about design and construction requirements of the Fair Housing Act. The FHO has engaged in this function, has been trained in the design and construction requirements and is the person best suited to work with the development community as to the design and construction requirements of the Fair Housing Act. Again, Redevelopment has yet to make a recommendation. Since Redevelopment previously had the Fair Housing Officer, its employee, work with developers and architects in this regard, if it is to make a recommendation to the Mayor, it should recommend that the Fair Housing Officer work with the development community on all multifamily housing projects in Norwalk as to the Fair Housing Act's design and construction requirements.

With or without the Redevelopment Agency's recommendation, the Fair Housing Advisory Commission and Fair Housing Officer are requesting that the Mayor confirm by appointing the Fair Housing Officer to continue doing this important Fair Housing function.

As to foreclosure counseling activities, Redevelopment says it will connect with CHFA in the fall, 2015 in this regard. The Connecticut Fair Housing Center, in partnership with the cities of Bridgeport, Norwalk and Stamford, already provides foreclosure counseling, and the State of Connecticut provides mandatory foreclosure mediation. Again, what Redevelopment may do in the future really cannot be counted as a current accomplishment. The Fair Housing Officer would encourage Redevelopment to speak to Jeff Gentes, Esq., at the Conn. Fair Housing Center and to provide additional funding to the Center's foreclosure program in Norwalk, in order to continue and/or expand its foreclosure counseling assuming there is a demand for more.

Redevelopment lists the City's Choice Neighborhood plan as an accomplishment, and certainly winning this grant is a great accomplishment for Norwalk from several years ago. So far, construction has been delayed due to litigation. It is hoped construction can begin in the near future. If as a result of this grant and plan, a lower opportunity area is changed, through Choice Neighborhoods, into a higher opportunity area, this will be an accomplishment shared by many in the Norwalk community. This accomplishment has not yet been realized. Other items mentioned, including environmental concerns, park planning, installing bike racks and chess boards in the neighborhood are not Fair Housing accomplishments.

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Conclusion:

FY 2015-16 has the potential to be a year of a number of Fair Housing accomplishments by the Redevelopment Agency in that (1) it will work to make housing more accessible, both through its own grant program so that renters or owners with disabilities can get small grants to modify their homes (wheelchair ramps, grab bars, widening door jambs etc) and as it seeks to fund an agency that works with people with disabilities to use CDBG funds to make housing for people with disabilities more accessible; (2) if, as suggested, it adds a component to its rehabilitation plan in South Norwalk, so that current residents of the unit, or if none, the current neighborhood residents have a preference, in purchasing or renting in buildings acquired, rehabilitated and resold by the Redevelopment Agency; (3) work closely with the FHO and FHAC on HUD documents pertaining to Fair Housing, so that recommendations, actions and accomplishments can be more accurately reported to HUD; (4) fund the Conn. Fair Housing Center to expand the foreclosure counseling programs in Norwalk, assuming the Conn. Fair Housing Center agrees that it is not currently fully meeting the need in Norwalk for such services; (5) make sure that Fair Housing activities reported by it to HUD are funded so that they can be engaged in. For example, the Redevelopment Agency reported that the Fair Housing Officer would begin a testing program in the region in the fall of 2015, but neither the City nor the Redevelopment Agency provided funding for a testing program; (6) follow through on the plan to work with the Director of Zoning, Corporation Counsel, and hopefully, the Fair Housing Office, to incorporate visitability design standards into Norwalk's building code

Finally, here is a new suggestion which would be a great Fair Housing Accomplishment for the Redevelopment Agency, Fair Housing Office and Zoning Office to accomplish together, but which is time sensitive and must begin now.

The Redevelopment Agency, as the lead agency of a joint committee working out the components of a new Land Disposition Agreement with a mall developer, to put a mall on the 95/7 parcel would work with the mall developer to keep the promise made to Norwalk many years ago (as found in the existing LDA, for 38-52 affordable housing units). Essentially, when the 95/7 neighborhood was razed, a promise was made to the community that while we lost a lot of affordable housing in that neighborhood, the new development would include new and better housing. That promise to residents of Norwalk needs to be kept, it should be viewed as "running with the land", so that the party that bought the parcel has a promise to keep regarding housing.

The mall developer will not be developing housing at that site, but that should not be the end of the discussion. The City and mall developer should agree upon a value of the 38-52 units of affordable housing and the developer should pay that money to the City into a fund earmarked for development of scattered site/infill affordable units.

The housing would be developed outside of South Norwalk, in areas of the City not otherwise containing affordable housing, for the income group the FHO and others are now calling "3565ers", meaning people with household incomes of \$35,000 to \$65,000. The units would be in the 2-4 unit size and accessible in design and construction (terrain allowing). Who will develop this housing? An RFP could be put out for a nonprofit developer to do this on behalf of the City of Norwalk. Additional housing, in areas that are higher opportunity areas of the City, available to people making less than the current affordable housing serves (which are households earning approximately \$70,000) would be a Fair Housing Accomplishment. It would also be a partial answer to fears that all the redevelopment in South Norwalk will "gentrify" the area, sweeping lower income people right out of Norwalk. This option would provide a bit of balance, so that Norwalk is able to remain diverse and provide housing options for many.

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## Fair Housing Officer and Advisory Commission's Fair Housing Accomplishments in FY2014-15:

The Fair Housing Office (the FHO and FHAC) lists, in bullet form, the following accomplishments. More detail can be found in its attached report.

- The Fair Housing Office serves many residents and during FY 2014-15 it lists as an accomplishment the number of clients served as follows:

FH0 Monthly Report . Part I: Landlord/Tenant, Discrimination Reports or Inquiries/Issues													
Statistics (FY 2014 - 2015)													
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Totals
<b>Tenant Discrimination Reports or Inquiries</b>													
Race	3	3	1	2	2		2	2	1	3		3	22
Creed/Religion	3	2	4					2		3			14
Color			3		1	2			1	14	9	5	35
Natl Origin	2	2		1	2	4	2		3	1	1		18
Ancestry	2	2											4
Sex	3	4	2							3			12
Marital Status	2	3								1	2		8
Age	4	3			2	2				9	11	10	41
Source of Income	5	6		2	3	6	1	2	3	4	6	6	44
Familial Status	5	4	2	4	4	5	4	6	3	8	9	11	65
Disability	1	2	5	4	1	4	8	3	6	9	9	15	67
gender id/expression													
Sexual Orientation	2	3					1		3	2	2	1	14
<b>TOTAL</b>	<b>32</b>	<b>34</b>	<b>17</b>	<b>13</b>	<b>15</b>	<b>23</b>	<b>20</b>	<b>13</b>	<b>20</b>	<b>57</b>	<b>49</b>	<b>51</b>	<b>344</b>
<b>Landlord/Owner/Reattor Discrimination Reports or Inquiries</b>													
Race	1	1											2
Creed/Religion	2	2		2		1				1			8
Color	1	1											2
Natl Origin	2	2	2	3	2						2	2	13
Ancestry		2	3	1	5			1	3				15
Sex	2	2						1		2	2		9
Marital Status	2	3	3		3		3	2	1		2		19
Age	2	3	2				1	2	1	1	1		13
Source of Income	3	5	3	3	2	5	2		3	5	2	2	35
Familial Status	5	3	3	6	3	1	1	2	5	2	3	1	35
Disability	5	7	3	6	2	1		1	3	4	7	2	41
gender id/expression													
Sexual Orientation						1		1		2			4
<b>TOTAL</b>	<b>23</b>	<b>31</b>	<b>19</b>	<b>21</b>	<b>17</b>	<b>9</b>	<b>7</b>	<b>10</b>	<b>16</b>	<b>17</b>	<b>19</b>	<b>7</b>	<b>196</b>
<b>Tenant Issues</b>													
Security Deposit	33	24	33	31	30	28	24	29	33	40	39	44	388
Eviction	33	28	35	29	25	27	23	30	32	36	37	40	375
Repairs	11	8	14	19	22	13	9	15	12	17	18	15	173
Other	5	8	9	8	9	13	16	19	24	22	33	22	188
<b>TOTAL</b>	<b>82</b>	<b>68</b>	<b>91</b>	<b>87</b>	<b>86</b>	<b>81</b>	<b>72</b>	<b>93</b>	<b>101</b>	<b>115</b>	<b>127</b>	<b>121</b>	<b>1124</b>
<b>Landlord Issues</b>													
Security Deposit	26	25	22	29	31	24	25	25	24	32	26	39	328
Eviction	33	32	30	28	30	27	33	31	29	30	35	33	371
Repairs	8	9	11	13	18	15	25	18	12	16	22	21	188
Other	3	5	2	3	7	1	2	7	2	6	2	3	43
<b>TOTAL</b>	<b>70</b>	<b>71</b>	<b>65</b>	<b>73</b>	<b>86</b>	<b>67</b>	<b>85</b>	<b>81</b>	<b>67</b>	<b>84</b>	<b>85</b>	<b>96</b>	<b>930</b>
Cases Opened	1	2	2	1	3	2	3	1	2	3	4	0	24
Cases Closed	1	1	2	2	1	2	2	2	1	1	2	2	19
Cases Pending	7	8	8	7	9	9	10	9	10	12	14	12	10

- During FY 2014-15, the FHO provided Fair Housing trainings to Norwalk Housing Authority Section 8 recipients, worked closely with and provided training regarding reasonable accommodations to Norwalk Hospital case workers and two condominium complex boards/counsel, worked with NAACP executive board and members regarding inclusionary zoning/fair housing issues, and provided landlord/tenant trainings (including fair housing laws);
- The Fair Housing Advisory Commission, in conjunction with Norwalk Branch NAACP and the Fair Housing Officer, provided a two-part educational event beginning, in April, 2015 with the showing of the movie "A Matter of Place". The FHO then guided a lively post-movie discussion as to how place matters in Norwalk. The FHAC and NAACP then hosted a follow-up event in May, 2015, featuring a presentation by Erin Boggs, Esq., of Open Communities Alliance, who presented data and mapping regarding "high opportunity" versus "low opportunity" areas in Norwalk and Connecticut (followed again by a discussion as to this issue in Norwalk);

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- The FHO, as Chairwoman of the Fair Housing Association of Connecticut, Inc. (FHACT), the state's 200+ Fair Housing membership organization, presented at quarterly meetings to advocates, landlords, tenants and real estate professionals, from all over the state, including Norwalk, as to recent developments in Fair Housing laws, and in conjunction with other board members, developed and presented the 36<sup>th</sup> Annual Fair Housing Conference in April, 2015;
- In FY 2014-15, the FHO worked on more Fair Housing matters collaboratively with the staff of Child FIRST, including with parents/families whose primary language is Spanish or Creole;
- In the prior fiscal year, the Fair Housing Advisory Commission received a CDBG grant to provide Fair Housing Law Seminars in English, Spanish and Créole but only 70% of the amount needed. The FHO engaged the assistance of a partner to present these seminars as proposed (including videotaping, the most expensive element for which funding was not provided). This partnership resulted in the receipt of an additional \$5,000+ in funding needed to do the program. The three (3) Fair Housing Law Seminar programs, in three (3) languages, were presented in May, 2014 and videotaped and posted on the city's website in FY 2014-15;
- During FY 2014-15, Governor Dannel P. Malloy appointed Norwalk's FHO to the Connecticut Citizen's Advisory Council on Housing Matters, to represent the people of the Stamford-Norwalk region on issues related to housing and the housing courts, and she expects she will contribute mostly as to Fair Housing concerns in Norwalk and environs;
- During FY 2014-15, the FHO was elected to serve on the Executive Committee of Norwalk's NAACP, is a member of its Housing Committee and is now jointly advocating for Fair Housing issues in Norwalk, such as those contained in this report;
- The FHO is working with a Latino organization in Norwalk, Latinos Unidos, and engaging community members at events hosted by LUC. In FY 2014-15, the FHO had a table at a LUC event in South Norwalk: this event brought information about Fair Housing, including printed materials in Spanish, English and Creole, to people attending the LUC event;
- The largest landlord in Norwalk is the Norwalk Housing Authority, and the FHO, including in FY2014-15, regularly conducts training sessions for its residents and meets with its Board of Commissions and staff members regularly regarding Fair Housing issues, concerns and/or complaints. The FHO has offered, and continues to want to conduct Fair Housing training sessions at least annually for all of the NHA staff but has yet to accept these offers. Two members of the Fair Housing Advisory Commission are also Commissioners on the NHA Board of Directors. The FHO meets regularly with NHA staff, including the Deputy Director and Director of Housing Operations, seeking revisions to NHA policies and practices that infringe on Fair Housing and constitutional rights. The FHO continues to advocate regarding critical policy issues that have not been addressed yet, such as drug testing all applicants for public housing and Section 8, without reasonable suspicion as to drug use, which practice the NHA has been informed (by the ACLU, in addition to the FHO) violates the U.S. Constitution and Fair Housing laws. Because these policies then result in the wrongful denial of housing, these are also Fair Housing violations;
- The FHO conducts training of apartment association managers and management companies, typically as part of Fair Housing settlements, either as settled locally or after settlement at the CHRO (Connecticut Commission on Human Rights and Opportunities) whenever requested or invited;
- The FHO conducts an annual landlord training session, providing information regarding Landlord/Tenant laws and Fair Housing laws, to all Norwalk landlords who attend the free program. Usually, this is done in conjunction with Norwalk's Housing Authority which assists with notifying local landlords of the training and provides food;

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- During FY 2014-15, the FHO also worked with Boards of Directors and/or condominium association attorneys representing several condominiums in Norwalk, as to their clients' obligations under Fair Housing laws, especially reasonable accommodation requests and one such case went to court, where the FHO testified as a witness;
- Norwalk's Fair Housing Office continues to encourage community groups and individuals to report Fair Housing problems promptly to the Norwalk Fair Housing Office and we are asking Mayor Rilling to sign the attached memorandums to city departments and agencies, reminding them to refer Fair Housing cases of which they become aware to the FHO, and to cooperate and work with the FHO whenever she is assisting a resident with a concern or claim;
- The Fair Housing Office has also asked Mayor Rilling to designate the FHO is now a "stop" on the development pathway in Norwalk for discussion of the design and construction requirements of the Fair Housing Act;
- The FHO has continued to assist people with disabilities needing "reasonable accommodations" and "reasonable modifications" to their homes, on an individual basis, and has successfully assisted individuals in bringing legal actions, to enforce their rights, when landlords were unwilling to comply with the law;
- A number of years ago, the FHO created a program to assist residents with disabilities who needed modifications to their homes, in order to remain in their homes or more fully enjoy and utilize them. She partnered with the Family and Children's carpentry program, which did the work, and the Redevelopment Agency, which funded the grants on a sliding scale. After a few years, it was discontinued by the Redevelopment Agency. The FHO is glad to read that Redevelopment is bringing back this program, which will enable owners or renters with disabilities to modify their homes so they can remain in them. It is hoped that Redevelopment funds these as grants or the like for the lowest income people in need;
- The FHO is now included in the Mayor's Department Head meeting, a critical step in terms of baking Fair Housing into the City's planning and development processes. A next step will be for the FHO to be included in the development meetings and to be appointed by the Mayor to meet with developers and their architects regarding design and construction;
- The FHAC is structured with membership representing the Mayor (2 seats), NEON (a community advocacy organization currently without a representative and in bankruptcy), the Norwalk Housing Authority (a property owner/landlord and real estate industry professional organization), Connecticut Legal Services (community advocates/attorneys), Norwalk Redevelopment Agency (lenders and redevelopers), and the NAACP (community organization and advocacy group). The FHAC meets monthly. Its court-ordered mission includes that it shall:  
  
... "monitor private and public housing practices for compatibility with fair housing objectives, identify problem areas, and make recommendations to the Mayor, Common Council, Housing Site Development Agency, and other appropriate City agencies and Commissions. In addition, it shall develop policy statements internal and external communication techniques and recommend housing programs...";
- Further, the FHAC advises the City and its Commissions, Committees, Departments and others, on actions needed to address housing discrimination. We will continue to serve the City in this manner, with 12 regularly scheduled meetings during the year, plus special meetings/events, including meetings with other groups regarding Fair Housing concerns. As discussed, it has recommended numerous actions, including as to inclusionary zoning, off-siting of affordable housing, appointing the FHO to deal with design and construction issues, moving the Fair Housing Officer into the City's employ and to be administratively supervised by the Mayor, to

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solve a significant issue related to having her a city department with a city budget, working in a city office, employed by a different agency, with no administrative assistance, support or supervision, or ability to use its supplies or equipment. The prior items are accomplishments, as reported; the last item remains to be accomplished;

- During FY 2013-14 the FHO worked with a group of citizens including community advocates, community based organizations, an attorney, and others, to work on a better affordable housing inclusionary zoning regulation for Norwalk. The result of that effort was provided to the Zoning Commission, along with comments from the FHAC, in the summer of 2013. In FY 2014-15, Norwalk's Zoning Commission unanimously passed a modification to its workforce housing regulation, requiring that the 10% affordable units (required in certain developments in Norwalk of more than 20 units) be required to be in the on-site development (as opposed to off-sited to other neighborhoods and buildings, as developers were doing). The FHO and FHAC advocated for this for at least five years and consider this a significant Fair Housing accomplishment. Other suggested revisions, which would make the zoning regulation inclusionary and more effective have not been implemented to date;
- The FHO works regularly with agencies representing people with various disabilities, including STAR, Keystone and St. Vincent's including reviewing leases, assisting with reasonable accommodation requests and other issues between landlords and tenants;
- The FHAC engaged a partner of the FHO's to assist in the analysis of mortgage data, including lending discrepancies, as far as the law allows, The FHO was able to secure data and an analysis, valued at \$3,000, when she explained that we were assigned the task and provided no funding. That analysis, from the National Community Reinvestment Coalition was provided by the FHO to the Mayor in 2014, and to the Redevelopment Agency's consultant (and used by him) in the 2015 update to the Analysis of Impediments.

The FHAC and FHO have been engaging in "next steps" with community leaders, advocates and citizens, to continue the progress toward a more inclusionary, desegregated society. We continue to propose and/or support legislation or regulations that will help lead to that result. We intend to continue to engage community members in such discussions and to propose actions that address matters of place.

## FY 2015-16: Areas where the Fair Housing Office hopes to achieve Fair Housing Accomplishments

The Fair Housing Office had hoped to have a significant role in crafting the new Consolidated Plan and its component part, the Analysis of Impediments to Fair Housing Choice, submitted by the City to HUD in February, 2015. Unfortunately, we did not see these new reports until after they were submitted to HUD. We hope that Redevelopment will work collaboratively going forward, on such plans and reports to HUD, as anticipated in FHO job description attached to the Second Amended Consent Decree (which states that the FHO is to participate in the drafting of all reporting required as a condition of receiving state or federal money related to housing).

The FHAC, along with our many partners, will continue to hold meetings including and enabling community members to meet, consider and address areas of concern in Fair Housing, especially as we continue to consider "place".

- "Ensure that all City master planning works to provide appropriate housing density, mixed income integration, and is available to protected classes". This impediment also does not have any assigned tasks for the FHAC. However, it refers to "mixed income integration" and "protected classes". These are components of Fair Housing laws, and thus, the FHAC requested

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to be added to this item. The FHAC received no response to this request. To our knowledge, nothing has been done by the City in this regard as the FHAC and FHO have not been included in any conversations or meetings regarding City master planning and Fair Housing issues (mixed income integration and protected classes);

- “Ensure that reasonable accommodation and disabled access issues are properly addressed.” These are both Fair Housing issues and Fair Housing Act requirements. Therefore, the FHAC requested that it be added to Planning, Zoning and Norwalk Housing Authority Commissions/Boards as the entities responsible for addressing issues of disabled access. The FHAC and FHO have not been included in any conversations or meetings regarding these Fair Housing issues;
- “Encourage the use of ‘visitability’ and universal design principals which exceed Federal and State accessibility requirements, in new housing construction”. These defined terms originate in Fair Housing laws. Design and construction components apply to all “new multifamily housing construction” (since 1991), and increases access to housing for people with disabilities thereby furthering Fair Housing. This is classic Fair Housing and the FHAC requested to be among the groups listed as working on these items. Again, the FHAC and FHO received no response as to this request and in fact, have not been included in any meetings on this topic. Further, see proposal, above, to include the Fair Housing Office as a “stop” along the road for architects and developers. To our knowledge, nothing has been done by the City in this regard.

### Conclusion:

The Fair Housing Office has achieved numerous Fair Housing Accomplishments during FY 2014-15. There are also goals and recommendations not yet brought to fruition, which will continue to be advocated during FY 2015-16. It is hoped and believed that the City as a whole will have many more Fair Housing accomplishments to report in July, 2016, as we work together to eliminate instances of housing discrimination and make our community a more integrated, opportunity-filled city.

**TO: FAIR HOUSING ADVISORY COMMISSION  
MAYOR HARRY RILLING**

**FROM: NORWALK REDEVELOPMENT AGENCY**

**DATE: JULY 13, 2015**

**RE: AGENCY ACTIONS IN RESPONSE TO ANALYSIS OF IMPEDIMENTS GOALS AND OBJECTIVES**

Responding to Mayor Rillings’ memorandum of February 12, 2015, the Norwalk Redevelopment Agency offers the following report regarding its efforts from July 1, 2014 through June 30, 2015 to initiate progress towards achieving certain goals and objectives contained in the City’s Analysis of Impediments to Affirmatively Furthering Fair Housing (A/I). The Agency’s approach to such goals and objectives is undertaken in the context with its general mission, local legislatively assigned responsibilities and conveyed state statutory authority.

The current Analysis of Impediments was released in February 2015 with multiple projects targeted for immediate initiation. What follows is a progress report on the 2010 impediments and recommendations as well as current A/I goals and objectives as identified in and assigned by the current A/I.

**Reported Progress**

**Impediment One – Discrimination in the Housing Market**

**Recommendation 5: Increase housing choice alternatives for disabled and families with children**

Housing Choice Alternatives for Individuals with Disabilities

The Agency is in the process of re-writing the current Residential Rehabilitation loan program in order to make grants up to \$5,000 available to low- and moderate-income disabled tenants and homeowners living in properties which need accessibility accommodations such as grab bars, wheel chair ramps, and/or other improvements in order to make their homes more able to accommodate their disability.

Housing Choice Alternatives for Families with Children

An important feature of housing appropriate to families with children is the availability of multiple bedrooms. The Agency encourages developers to include larger units in their selection of affordable housing units. Although not all units available in the past year have more than one bedroom, many do:

- Waypointe Midblock – 35 affordable units (17 one bedroom, 17 two bedroom and 1 three bedroom)
- Waypointe North block – 10 affordable units (6 one bedroom, 4 two bedroom)
- Ironworks - 12 affordable units (3 efficiency, 7 one bedroom and 2 two bedroom)
- East Norwalk Avalon – 25 affordable units (3 efficiency, 12 one bedroom, 9 two bedroom and 1 three bedroom)
- Point Rock at Oakwood – 6 affordable units (3 one bedroom and 3 two bedroom)

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## **Recommendation 9: The City should seek the resources to expand the data collection and analysis capabilities of the local fair housing entities with the Fair Housing Officer directing this effort**

The City, through the Department of Public Works, received GIS data and professional services that were purchased with grant funds from the Southwest Regional Planning Agency, now the Western Council of Governments (West COG). The increased GIS capabilities and staff support through DPW's Steve Birney may result in the City's Fair Housing Office being able to review data on classes protected under Fair Housing laws.

As stated in the recommendation, it is the responsibility of the FHO to direct the effort to seek the resources to expand the data collection and analysis of the local fair housing entities. As appropriate within the mission and capabilities of the Agency, and by request, the Agency is willing to assist with doing so.

### **Impediment Two – Housing Affordability**

Housing Affordability is recognized by the Agency as not being a proxy for Fair Housing. The Consolidated Plan speaks in more depth to specific affordable housing activities. Nonetheless, the Agency continues to work to preserve and advance affordable housing initiatives in Norwalk. Although housing cost burden is not limited to those of low or moderate incomes, the Agency's efforts are largely focused on assisting LMI households.

### **Recommendation 1: Continue to use federal and state funding resources and programs to address high priority housing needs for rehabilitation, preservation, and homeownership creation**

Rehabilitation: Between July 2014 and June 2015, the Agency made three low-interest emergency loans to address the urgent rehabilitation needs of LMI residential properties in order to ensure the quality and security of the living spaces. A single-family home received \$6,200 for a new heating system; a two-family home received \$10,000 for a new HVAC; and a two-family home received \$8,900 for emergency sewer repair work. 100% of these households were of low or moderate income.

Rehabilitation: Between July 1, 2014 and June 30, 2015, the Agency, through its non-profit corporation North Walke Housing, disbursed a total of \$179,961 in grant funds to 25 Norwalk households (60% of which were LMI) to address unmet needs associated with housing damages caused by Superstorm Sandy.

Rehabilitation: During the fall of 2014, the Open Door Shelter's roof sustained substantial damage during a violet wind/rain storm. The Agency committed staff to oversee aspects of the repair work as well as approximately \$45,000 of its affordable housing capital budget funds to assist the emergency housing provider in the rehabilitation of its roof.

Rehabilitation: The Agency administered the City's CDBG grant which provided housing rehabilitation to 51 housing units in PY40. Through this program, Keystone House's Elmcrest Terrace group home, home to 12 people with serious mental illnesses, received bathroom renovations and the 39 people living at the Norwalk Housing Authority's John Shostak apartments received accessibility renovations to their kitchens and bathrooms and common areas. 100% of these beneficiaries were of low or moderate income.

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Preservation / Homeownership Creation: By writing down the cost of a home by \$37,000, the Agency was able to make a single-family home affordable for an LMI first-time homebuyer. To protect the confidentiality of the homeowner, the address is not listed in this public document; however, upon request it may be provided. The home's affordability is preserved for 20 years for a homeowner at 80% of the area's median income.

Rehabilitation / Preservation / Homeownership Creation: The purpose of the South Norwalk Renovation Program is to improve the quality and quantity of affordable housing in small multi-family homes in South Norwalk. The Program is funded by grants from CHFA, HUD and the CT DOH. With funds made available through a CHFA grant, the Agency was able to purchase two small multi-family homes (68 Lexington Ave. and 24 Haviland St.), each of which is a two-family home and one of which is within the Choice Neighborhood. Both homes were vacant and were under foreclosure or in bankruptcy court at the time of the purchase. The homes have been or will be assessed for needed renovations (including lead paint and asbestos removal), updated and sold to a homeowner whose income is no greater than 80% of the area's median. The secondary unit in the home will be deed restricted to a renter of no greater than 50% of the area's median income.

The interior of the home at 68 Lexington Avenue is currently in the process of being demolished, including asbestos and lead paint removal. The architectural drawings for the renovations will go out to bid in the upcoming year.

In June 2015, the two-family home located at 24 Haviland Street was closed upon. Previously, this home had retail on the first floor and housing on the second floor; however, following renovations, this home will be returned to a multi-family property. Its demolition and renovation will occur in the upcoming year.

Once the renovations are complete, potential homeowners will be identified and will work with the Housing Development Fund of Stamford, CT, which will counsel, qualify and financially assist the households as owner-occupants. Program income will be captured by a revolving fund and made available to future residential home purchases.

Over the next 5 years the Agency anticipates preserving the affordability of 20 housing units, 10 for LMI homeowners and 10 for LMI renters. The acquisition of the first two multi-family homes over the past year represents four housing units. It is anticipated that following remediation and renovation, they will be available for purchase/rent by June 2016.

## **Recommendation 2: Continue to work with community based organizations, affordable housing developers, and housing advocacy groups to leverage resources for affordable housing preservation**

In order to qualify for funding, community organizations are often required to submit a "certificate of consistency" with the municipality's Consolidated Plan for Housing and Community Development. On their behalf, Agency staff presented appropriate materials to the Planning Committee of the Common Council and to the Common Council in order to secure certificates for the Norwalk Housing Authority and the Fairfield County CoC (formerly Greater Norwalk Opening Doors).

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**Recommendation 4: Continue and, if possible, expand the City's housing rehabilitation programs to preserve and strengthen the City's base of affordable units, both owner-occupied and rental.**

During 2014-2015, the Agency analyzed the usage of the Residential Revolving Loan Fund to identify ways in which the funds could be more actively used. It was determined that a portion of the funds available would remain available for emergency rehabilitation loans, available to LMI persons throughout the City. Additionally, \$500,000 would be reprogrammed into a program called the South Norwalk Renovation Program with the purpose of improving the quality and quantity of affordable housing in small multi-family homes in South Norwalk. Through the acquisition, renovation and resale of such homes, the affordability of properties would be deed restricted (levels dependent on the funding source) for homeownership and rental. The funds would be (and have been) supplemented by additional funding from CT DOH, CHFA and HUD. Of the ten houses anticipated to be served by this program, eight are slated to be within the Choice Neighborhood.

## **Impediment Three – Zoning, Planning, and Land Use Issues**

**Recommendation 1: Ensure that all City master planning works to provide appropriate housing density, mixed income integration, and is available to protected classes**

During 2014-2015, the Agency contracted with The Cecil Group to develop the South Norwalk Transit Oriented Development District Redevelopment Plan. This new plan will be a merger of the South Main Corridor Urban Redevelopment Plan and the South Norwalk Project Area 1 Redevelopment Plan in order to create a transit-oriented development district with unified zoning and consistent regulatory structure. Included in the process of writing this plan is the evaluation of how what is proposed supports appropriate housing density, mixed income integration and availability to protected classes. The Agency's goal is not to further amass affordable housing in the urban core but to create an environment amenable to building housing units, a percentage of which will be affordable. The plan is expected to be available in 2015-2016.

The enforcement of appropriate housing density, mixed income integration and availability to protected classes is recognized as a responsibility of the Planning, Zoning and Fair Housing Commissions and receives the full support of the Agency.

**Recommendation 3: Encourage developers, housing advocacy groups, and other interested parties to conduct neighborhood outreach and information campaigns before submitting projects for review and approval**

The Agency received feedback on a request to its Commissioners requiring the inclusion of a neighborhood outreach plan and evidence of its fulfillment for any project submitted for review with a total cost of greater than \$500,000 and intends to respond to the request for justification for the request as quickly as possible.

## **Goal – Accessibility – Increase mobility and housing opportunities for people with disabilities by addressing seminal issues**

**Objective: Implement a program to provide accessibility improvements for residences in Norwalk**

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The A/I identifies implementing a program to provide technical assistance and financing for accessible home improvements as an important step towards increasing the mobility and housing opportunities for people with disabilities and identifies the community development program as an ideal funder of such a program. As the administrator of the City's Community Development Block Grant (CDBG) program, during fall 2015 the Agency will actively seek and encourage organizations such as HomeFront, Family & Children's Agency and STAR, to apply for PY42 (July 1, 2016 – June 30, 2017) funding for such a project.

### **Objective: Improve pedestrian access in neighborhoods, school routes and commercial corridors for people with disabilities**

Beginning in fall 2014, the Agency began working with the Department of Public Works to design and construct ADA compliant crosswalks, particularly along the West Avenue corridor. Although expected to be underway prior to the close of the fiscal year, due to delays in the design phase and turnover in DPW, a contractor was only recently selected. The contract is expected to be awarded by the Common Council in July 2015 and construction on the 13 crosswalks should be completed by the end of the next fiscal year.

The Agency coordinated efforts with DPW to implement accessibility improvements to Monroe Street near the Leroy Downs apartment complex. Construction began in spring 2015 and includes 4 ADA compliant crosswalks, sidewalk improvements and lighting improvements and should be completed by the end of July 2015.

Recently the Agency led an effort to improve the Clay Street Pedestrian Access between the South Norwalk Train Station and Clay Street. Previously, the steps, which provide a critical pedestrian access between a residential neighborhood and the train station and a bus stop, were crumbling and impassible during the winter months due to ice build up. In order to improve access between the neighborhood and the transportation options, the Agency designed a stair case with improved lighting as well as heating elements to prevent ice build-up. Construction began on the stairway in spring 2015 and is expected to be completed during the fall of 2015. The resulting staircase will be safer for all pedestrians, particularly those with limited vision and the elderly.

### **Objective: Provide incentives in new housing developments for visitability**

During the second half of 2015, the Agency will work with the Director of Planning and Zoning to develop incentives in new housing developments for visitability, in order for Corporation Counsel to incorporate these incentives into a local ordinance.

### **Objective: Ensure compliance with Federal design and construction regulations for accessibility**

The A/I proposes that the Agency and the Human Relations Commission should jointly encourage the Mayor to appoint a singular person to insure the correct implementation of the Fair Housing Act which includes accessibility requirements beyond those addressed in Norwalk's building code. The Redevelopment Agency will work with the Human Relations Commission to identify key responsibilities of this position and make a recommendation for the appointment to the Mayor during the latter half of 2015.

### **Goal – Home Mortgage Lending – Reduce foreclosures for minorities and others by providing help to homeowners at risk of foreclosure**

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## **Objective: Connect with initiatives from the Connecticut Housing Finance Authority (CHFA) for foreclosure counseling activities**

The A/I suggests that the implementation of such an initiative should occur in 2015. The Agency intends on holding such an activity during the fall of 2015.

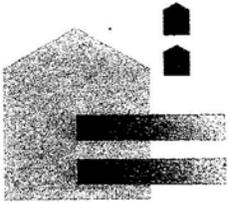
## **Goal – Providing Access to Communities of Opportunity – Bring opportunities to opportunity-deprived areas and connect people to existing opportunities throughout the metropolitan region**

### **Objective: Choice Neighborhood – Bring opportunity to opportunity-deprived areas.**

In June 2014, HUD awarded the City of Norwalk a Choice Neighborhood Implementation grant which assigned the responsibility of the “Neighborhood” component to the Redevelopment Agency. Although not directly related to housing, improving the safety and quality of amenities of the neighborhood surrounding the housing is a way of bringing opportunities to opportunity-deprived areas. Agency staff led the Ryan Park Committee which included a significant number of community representatives (non-governmental employees). Despite unexpected significant delays, the Agency released an RFP for the redesign of Ryan Park and selected Stantec Consulting Services as the design firm. The Agency also secured an EPA grant for the environmental assessment of the Ryan Park area as well as other parcels within the Choice Neighborhood target area.

The purpose of the South Norwalk Renovation Program is to improve the quality and quantity of affordable housing in small multi-family homes in South Norwalk, thus bringing opportunity to opportunity-deprived areas. With funds made available through various sources including HUD’s CNI grant (\$875,000), the Agency will purchase, renovate and during re-sale preserve the affordability of 8 small-multi-family homes in the Choice Neighborhood (ten total). To-date, one home within the Choice Neighborhood (two total) has been acquired (with a CHFA grant) and is currently being assessed for needed renovations and remediations. Previously, this home had retail on the first floor and housing on the second floor; however, following renovations, this home will be returned to a multi-family property. Once the renovations are complete, potential homeowners will be identified and will work with the Housing Development Fund of Stamford, CT, which will counsel, qualify and financially assist the households as owner-occupants. Through a substantial investment in resources, Norwalk’s existing housing stock will be maintained and preserved as affordable housing, thus bringing opportunities to families which currently are limited in their housing choice.

Additionally, the Agency worked to implement several micro-facility projects in order to improve the quality of the Choice Neighborhood. These include installing bicycle racks and chess tables at target locations throughout the greater neighborhood. Over the past year, locations were identified, environmental assessments were completed, HUD approved the financial expenditure and the structures were purchased. Installation will occur during the summer and fall of 2015.



NORWALK

FAIR

HOUSING

OFFICE

## FAIR HOUSING OFFICE'S ACCOMPLISHMENTS DURING FY2014-15

JUNE 30, 2015

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### **Impediment One – Discrimination in the Housing Market:**

**Item 1:** “Educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious and special interest groups. “

**Response:** The FHO provides Fair Housing law (and landlord/tenant law) training as part of the underlying educational mission of the Fair Housing Office. Between July, 2014 and June, 2015, she provided Fair Housing trainings to Norwalk Housing Authority Section 8 recipients, worked closely with and provided training regarding reasonable accommodations to Norwalk Hospital case workers and two condominium complex boards/counsel, worked with NAACP executive board and members regarding inclusionary zoning/fair housing issues, and provided landlord/tenant trainings (including fair housing laws).

The Fair Housing Advisory Commission, in conjunction with Norwalk Branch NAACP and the Fair Housing Officer, provided a two-part educational event beginning, in April, 2015 with the showing of the movie “A Matter of Place”. The FHO then guided a lively post-movie discussion as to how place matters in Norwalk. The FHAC and NAACP then hosted a follow-up event in May, 2015, featuring a presentation by Erin Boggs, Esq., of Open Communities Alliance, who presented data and mapping regarding “high opportunity” versus “low opportunity” areas in Norwalk and Connecticut (followed again by a discussion as to this issue in Norwalk).

In addition, in her role as Chairwoman of the Fair Housing Association of Connecticut, Inc. (FHACt), the state’s 200+ Fair Housing membership organization, she presented at quarterly meetings to people from all over the state, including Norwalk, as to recent developments in Fair Housing laws, and in conjunction with other board members, developed and presented the 36<sup>th</sup> Annual Fair Housing Conference in April, 2015.

In FY 2014-15, the FHO worked on more Fair Housing matters collaboratively with the staff of Child FIRST, including with parents/families whose primary language is Spanish or Creole.

In FY 2013-14, the Fair Housing Advisory Commission received a CDBG grant to provide Fair Housing Law Seminars in English, Spanish and Creole. After being awarded 70% of the funding needed but still being required to provide 100% of the project proposed, the FHO engaged the assistance of a partner to present these seminars as proposed (including videotaping, the most expensive element for which funding was not provided). This partnership resulted in the receipt of an additional \$5,000+ in funding

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needed to do the program. The three (3) Fair Housing Law Seminar programs, in three (3) languages, were presented in May, 2014 and videotaped.

In early FY2014-15, we finalized the editing of the videos, including providing necessary ADA compliance components (closed captioning for people with a hearing impairment), not available on the city's website at that time. The finished videos were then posted on the city's website.

During FY 2014-15, Governor Dannel P. Malloy appointed Norwalk's FHO to the Connecticut Citizen's Advisory Council on Housing Matters, to represent the people of the Stamford-Norwalk region on issues related to housing and the housing courts.

During FY 2014-15, the FHO was also elected to serve on the Executive Committee of Norwalk's NAACP and is a member of its Housing Committee.

**Item 2:** "Provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with a high percentage of Spanish-speaking persons."

The FHAC's Fair Housing materials are always available in Spanish and are routinely made available to Latino populations and community gathering places throughout Norwalk. The FHAC's educational program, the Fair Housing Law Seminar, was provided in Spanish, with Spanish language advertising and materials. Events were reported on by two Spanish language newspapers. As stated above, Fair Housing materials are also now available in Haitian-Creole, and a law seminar was provided in Haitian-Creole in May, 2014. The FHO is working with a Latino organization in Norwalk, Latinos Unidos, and engaging community members at events hosted by LUC. In FY 2014-15, the FHO had a table at a LUC event in South Norwalk: this event brought information about Fair Housing, including printed materials in Spanish, English and Creole, to people attending the LUC event.

**Item 3:** "Continue to conduct training sessions and information campaigns especially among rental property owners and managers as well as apartment owner associations and management companies."

The largest landlord in Norwalk is the Norwalk Housing Authority, and the FHO, including in FY2014-15, regularly conducts training sessions for its residents and meets with its Board of Commissions and staff members regularly regarding Fair Housing issues, concerns and/or complaints. The FHO has offered, and continues to want to conduct Fair Housing training sessions at least annually for all of the NHA staff but has yet to accept these offers. Two members of the Fair Housing Advisory Commission are also Commissioners on the NHA Board of Directors.

The FHO meets regularly with NHA staff, including the Deputy Director and Director of Housing Operations, seeking revisions to NHA policies and practices that infringe on Fair Housing and constitutional rights. The FHO continues to advocate regarding critical policy issues that have not been addressed yet, such as drug testing all applicants for public housing and Section 8, without reasonable suspicion as to drug use, which practice the NHA has been informed (by the ACLU, in addition to the FHO) violates the U.S. Constitution and Fair Housing laws.

The FHO conducts training of apartment association managers and management companies, typically as part of Fair Housing settlements, either as settled locally or after settlement at the CHRO (Connecticut Commission on Human Rights and Opportunities) whenever requested or invited.

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Finally, as to smaller landlords, the FHO at least annually conducts a landlord training session, providing information regarding Landlord/Tenant laws and Fair Housing laws, to all Norwalk landlords who attend the free program. Usually, this is done in conjunction with Norwalk's Housing Authority which assists with notifying local landlords of the training and provides food.

During FY 2014-15, the FHO also worked with Boards of Directors and/or condominium association attorneys representing several condominiums in Norwalk, as to their clients' obligations under Fair Housing laws, especially reasonable accommodation requests.

**Item 4: "Monitor Fair Housing complaints and issues across the various venues and organizations through which these complaints may be made in order to obtain a better picture of issues and problems".**

Norwalk's Fair Housing Office continues to encourage community groups and individuals to report Fair Housing problems promptly to the Norwalk Fair Housing Office.

A few letters have been sent to Mayor Rilling regarding Redevelopment's proposal to recommend that the Mayor appoint someone to work with the development community regarding the design and construction requirements of the Fair Housing Act. A draft memorandum for the Mayor's consideration and signature is attached. The memorandum is addressed to all city departments involved in residential development, and advises them that the FHO is now a "stop" on the development pathway in Norwalk for discussion of the design and construction requirements of the Fair Housing Act.<sup>1</sup>

We also previously noted that it would be helpful to have a memo reminder from Mayor Rilling, to all City Departments and Commissions, instructing them to refer any Fair Housing problems (housing discrimination issues, especially issues as to race/color, families with children, Section 8 or pertaining to people with disabilities), to the Fair Housing Office, immediately, and to work cooperatively with the Fair Housing Officer, especially as she assist residents with Fair Housing concerns or complaints. Attached is a proposed letter for Mayor Rilling to circulate so that both of these paths – on the development side, and on the complaint side – work more smoothly going forward and there is no confusion in the city departments, commissions or agencies.

**Item 5: "Increase housing choice alternatives for the disabled and families with children."**

The Fair Housing Officer and Fair Housing Advisory Commission were left off the list of entities to which this is assigned and we requested to be added to this list as we continue to discuss accessibility issues, including in design and construction, as mandated by the Fair Housing Act. We have received no response to this request.

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<sup>1</sup> It is seemingly obvious that the FHO be the person appointed as this is a task she and the Fair Housing Advisory Commission have engaged in for many years, including providing training programs to Norwalk's development community (architects and developers), and discussing the Fair Housing Act design and construction requirements. In fact, in the early 2000s, as a result of such a training presented by the Fair Housing Advisory Commission's consultant/presenter, Sara Pratt (now the Deputy Director of Fair Housing Enforcement at HUD), at least 5 residential buildings (apartments and condominiums) were redesigned, so as to not violate the Fair Housing Act, and at least 3 of them were designed using "universal design" principals, a step beyond what the Fair Housing Act requires. This was a direct consequence of a meeting between the architect and the Fair Housing Officer and discussing Fair Housing Act requirements.

# Appendix A

Nevertheless, over the course of FY 2014-15, the FHO has continued to assist people with disabilities needing “reasonable accommodations” and “reasonable modifications” to their homes, on an individual basis, and has successfully assisted individuals in bringing legal actions, to enforce their rights, when landlords were unwilling to comply with the law.

A number of years ago, the FHO created and Redevelopment funded a program so that lower income residents (frequently seniors) could get financial assistance and/or grants (sliding scale, depending on income) in order to get wheelchair ramps or other modifications (grab bars, for example) for their homes, further enabling aging in place. The FHO partnered with the Family & Children’s Agency’s carpentry program, which built the needed ramps and did the other modifications.

Funding for this program was then discontinued a few years ago by the Redevelopment Agency.

The FHO is glad to read that Redevelopment is bringing back this program, which will enable owners or renters with disabilities to modify their homes so they can remain in them. It is hoped that Redevelopment funds these as grants or the like for the lowest income people in need.

In terms of increasing housing choice alternatives, a critical prerequisite is to make sure that new multifamily housing is designed and constructed in accordance with Fair Housing Act requirements. This need was discussed in detail in the prior section of this report.

Redevelopment no longer includes the FHO in discussions with developers and architects. It is not known if the multifamily buildings currently being designed and/or recently built in Norwalk (Waypointe, SoNo Pearl, Head of the Harbor/Wall Street etc) are/will be in compliance with the design and construction requirements of the Fair Housing Act. If not, expensive litigation is likely to ensue, as “gotcha” is more expensive by far, than designing right. Expensive litigation, redesign after construction and reconstruction, bad publicity and more might well be avoidable if Norwalk’s FHO is a “stop” on the round made by developers prior to construction.

It is also suggested that Norwalk’s FHO be included in City development meetings, so that Fair Housing thinking and concerns are “baked in” to the city’s development process, a more efficient method of addressing these concerns, therefore likely to be preferred by developers.

Again, the concept is that via conversations, which are essentially educational/awareness-raising, such expensive mistakes as improper design are likely to be avoided. The City and its residents benefit when buildings and homes are most accessible and when scarce resources are not directed towards litigation.

The Fair Housing Advisory Commission asks Mayor Rilling and/or the Common Council to mandate that all new multifamily housing development proposed in Norwalk meet with the FHO during the design phase so that the conversation can be had, and developers and architects are given the benefit of the information, rather than facing the “gotcha” after the fact, which is expensive and typically significantly delays the purpose of providing accessible, inclusive housing to all.

**Item 6:** “Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners and government agency officials to review and assess Fair Housing issues”.

# Appendix A

The FHAC is structured with membership representing the Mayor (2 seats), NEON (a community advocacy organization currently without a representative and in bankruptcy), the Norwalk Housing Authority (a property owner/landlord and real estate industry professional organization), Connecticut Legal Services (community advocates/attorneys), Norwalk Redevelopment Agency (lenders and redevelopers), and the NAACP (community organization and advocacy group). The FHAC meets monthly. Its court-ordered mission includes that it shall:

... “monitor private and public housing practices for compatibility with fair housing objectives, identify problem areas, and make recommendations to the Mayor, Common Council, Housing Site Development Agency, and other appropriate City agencies and Commissions. In addition, it shall develop policy statements internal and external communication techniques and recommend housing programs...”

This is the same, in meaning, to the language used by the Redevelopment Agency in the Analysis of Impediments which states that there shall be a group that meets and...“... identifies discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice and the means or methods to address them.”

Further, the FHAC advises the City and its Commissions, Committees, Departments and others, on actions needed to address housing discrimination. We will continue to serve the City in this manner, with 12 regularly scheduled meetings during the year, plus special meetings/events, including meetings with other groups regarding Fair Housing concerns.

During FY 2013-14 the FHO worked with a group of citizens including community advocates, community based organizations, an attorney, and others, to work on a better affordable housing inclusionary zoning regulation for Norwalk. The result of that effort was provided to the Zoning Commission, along with comments from the FHAC, in the summer of 2013. The Zoning Commission had indicated it would hold follow-up meetings to discuss proposed changes to the regulation but did not.

While a community discussion did not ensue, in FY 2014-15, Norwalk’s Zoning Commission unanimously passed a modification to its workforce housing regulation, requiring that the 10% affordable units (required in certain developments in Norwalk of more than 20 units) be required to be in the on-site development (as opposed to off-sited to other neighborhoods and buildings, as developers were doing). The FHO and FHAC advocated for this for at least five years.

The ugly consequence of allowing off-siting of affordable housing became well-illustrated when a developer sought to off-site the affordable units several miles (and a world away) from the fancy new development, so that the affordable units would be in an older area of the city, with higher crime and no neighborhood or building amenities, versus the new building with the market rate units in the “hip” part of town, with numerous amenities including on-site gym, movie theater, biergarten, and more. After a loud and prolonged outcry from Fair Housing and others, this segregated housing did not come to pass.

Other suggested revisions, which would make the zoning regulation inclusionary and more effective have not been implemented to date.

The FHAC and FHO have been engaging in “next steps” with community leaders, advocates and citizens, to continue the progress towards a more inclusionary, desegregated society. We continue to propose

# Appendix A

and/or support legislation or regulations that will help lead to that result. We intend to continue to engage community members in such discussions and to propose actions that address matters of place.

We had hoped to have a significant role in crafting the new Consolidated Plan and its component part, the Analysis of Impediments to Fair Housing Choice, submitted by the City to HUD in February, 2015. Unfortunately, we did not see these new reports until after they were submitted to HUD.

Redevelopment's failure to work collaboratively again resulted in errors and omissions that likely would have been caught by the Fair Housing Office.

Further, it makes little sense to report to HUD about the city's Fair Housing efforts without significant input from the City's Fair Housing Office, yet that's what keeps happening on a regular basis.

In 2012, HUD provided specific and detailed criticism of Redevelopment's prior reporting on impediments to Fair Housing in Norwalk. The Fair Housing Office would have begun a 2015 update by making sure those items were addressed. Redevelopment did not do so in the 2015 document submitted to HUD, leaving the City open to the consequences HUD outlined if it failed to address the issues identified.

Redevelopment, as the CDBG administrator for Norwalk, has the responsibility for submitting the Consolidated Plan and accompanying Fair Housing documents. That does not mean Redevelopment should fail to engage in meaningful collaboration with the Fair Housing Office.

In 2014, the FHO sent Redevelopment many emails offering to work closely with its consultant, to gather people to meet with the consultant, etc. Instead, Redevelopment scheduled meetings on its own (which were not well attended) and did so during the FHO's pre-approved (by Redevelopment) summer vacation. While Redevelopment eventually changed one or more meetings to after Labor Day, it failed and refused to even schedule meetings in collaboration with the Fair Housing Office. Through this approach, the City's expert on Fair Housing had minimal input into its most important report on Fair Housing, the one that goes to HUD, the governmental agency responsible for millions of dollars in federal funding coming to Norwalk.

The job description of the FHO, attached to the court order known as the Second Amended Consent Decree (NAACP v. City of Norwalk, 2004) specifies that the FHO is to participate in the drafting of all reporting required as a condition of receiving federal or state money related to housing. Redevelopment does not abide by that requirement or that court order.

The FHAC, along with our many partners, will continue to hold meetings including and enabling community members to meet, consider and address areas of concern in Fair Housing.

Throughout FY 2014-15, the FHAC also conducted regular and special meetings with one regular meeting scheduled per month, and special meetings as needed.

**Item 7:** "Related to the previous recommendation, ethnic, religious and service groups should be educated about Fair Housing issues and encouraged to act as conduits for information, questions and complaint procedures for their membership ..."

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The FHAC and FHO already do this, working regularly with groups such as the NAACP, various religious organizations in town, advocacy groups like Keystone, STAR, Connecticut Legal Services and more. Again, this is part of our fundamental mission and charge.

**Item 8:** “Update Fair Housing information regularly and adjust strategies and actions accordingly. In particular, the groups mentioned above should meet yearly or every eighteen months.”

Based upon the availability of funding for activities, the Fair Housing Office will continue to hold at least annual events, convening groups to be educated about and discuss various Fair Housing issues. The Office updated its brochure recently, using funding from a donation solicited by the FHO from the law firm of Cohen and Wolf, P.C. New brochures were printed using that funding, including in large print and most recently, in Haitian-Creole. The printer, a native Spanish speaker, and Edwin Camacho, Esq., then a Fair Housing Advisory Commission member, translated the materials into Spanish at no cost. When funding and translation services are again received, the Fair Housing Advisory Commission hopes to translate the Fair Housing brochure into other languages.

**Item 9:** “The City should seek the resources to expand data collection and analysis capabilities of the local fair housing entities with the Fair Housing Officer directing this effort.”

There is only one local Fair Housing entity, Norwalk’s Fair Housing Office. To comply with this item, we will, as indicated previously, ask the Mayor to circulate a policy statement reminding city departments and outside social service entities that it is Norwalk’s policy that all people with Fair Housing issues/concerns/complaints should be promptly referred to the FHO for assistance.

No additional resources have been provided to the Fair Housing Office by the City.

The FHO and FHAC have sought and received additional funding (apart from that provided by the City Operating Budget, as permitted by the Second Amended Consent Decree) including CDBG funding, have raised and/or earned money, and have received substantial cash and materials donations. The FHO and FHAC have also requested budget money from the City operating account, for items the City committed would be done, but no additional funding has yet been allocated by the City.

## **Impediment Two - Housing Affordability**

This impediment does not have any assigned tasks for the Norwalk Fair Housing Office. However, **item 3** (below) is a Fair Housing matter, we are already working on it, the FHAC requested to be added to the list of entities that will address this. There was no reply in this regard.

**Item 3:** “Publicly review the effectiveness of the existing Inclusionary Zoning Regulation”.

The FHAC and FHO provided detailed comments and suggestions, including a proposed alternative, improved regulation to the City’s problematic “inclusionary zoning regulation” over the course of a number of years, including in 2012 and 2013. The Zoning Commission adopted one change, as discussed above, requiring all affordable units to be located on-site rather than off-site. Further changes are still needed, as commented upon by the FHAC, FHO and Redevelopment Agency.

## **Impediment Three – Zoning, Planning and Land Use Issues**

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**Item 1:** “Ensure that all City master planning works to provide appropriate housing density, mixed income integration, and is available to protected classes”. This impediment also does not have any assigned tasks for the FHAC. However, it refers to “mixed income integration” and “protected classes”. These are components of Fair Housing laws, and thus, the FHAC requested to be added to this item. The FHAC received no response to this request. To our knowledge, nothing has been done by the City in this regard as the FHAC and FHO have not been included in any conversations or meetings regarding City master planning and Fair Housing issues (mixed income integration and protected classes).

Redevelopment undertook a new Consolidated Plan and update to the Analysis of Impediments (2015), and did not include the FHO at all in the Con Plan development, and only had its consultant speak to the FHO once, and ask the FHO for her data. Further, Fair Housing issues and actions are not baked into the Con Plan, although it is clearly HUD’s expectation that this would happen (as Redevelopment was aware that HUD’s final rule in this regard was due to be released in 2015). Going forward, Norwalk’s Con Plans and other planning documents, and Norwalk’s actions, must identify Fair Housing issues and fund their remediation. Failure to do so would likely cost Norwalk millions of dollars in future HUD funding.

**Item 2:** “Ensure that reasonable accommodation and disabled access issues are properly addressed.” These are both Fair Housing issues and Fair Housing Act requirements. Therefore, the FHAC requested that it be added to Planning, Zoning and Norwalk Housing Authority Commissions/Boards as the entities responsible for addressing issues of disabled access. The FHAC and FHO have not been included in any conversations or meetings regarding these Fair Housing issues.

**Item 3:** “Encourage the use of ‘visitability’ and universal design principals which exceed Federal and State accessibility requirements, in new housing construction”. These defined terms originate in Fair Housing laws. Design and construction components apply to all “new multifamily housing construction” (since 1991), and increases access to housing for people with disabilities thereby furthering Fair Housing. This is classic Fair Housing and the FHAC requested to be among the groups listed as working on these items. Again, the FHAC and FHO received no response as to this request and in fact, have not been included in any meetings on this topic. Further, see proposal, above, to include the Fair Housing Office as a “stop” along the road for architects and developers. To our knowledge, nothing has been done by the City in this regard.

## **Impediment Four – Lending Practices**

**Item 1:** “Develop programs to foster conventional lending and banking services in underserved neighborhoods”. Former Mayor Moccia was consulted as to what role he envisioned for the FHAC and FHO as neither of us engages in banking or lending. He responded that we should not take on this effort.

**Item 2:** “Work with nonprofits to expand financial literacy and credit counseling programs, especially in minority and lower-income neighborhoods.” We also do not engage in financial literacy training or credit counseling programs. There are HUD-approved agencies that do. In our region, there is the Housing Development Fund in Stamford (already funded by the Redevelopment Agency for its first time homeownership program including financial literacy and credit counseling aspects). There are likely other HUD approved agencies in our area. We would suggest seeking input from HDF for these two items. Otherwise, the FHAC requested to be removed from this item.

**Item 3:** Examine the significant discrepancy between lending to Hispanic homebuyers and other homebuyers”. There are substantial legal limits to investigating discrepancies in lending. The FHAC will

# Appendix A

engage a partner of Norwalk Fair Housing's to assist in the analysis of mortgage data, including lending discrepancies, as far as the law allows, and will report on same. Doing a lending analysis carries with it a substantial cost. As indicated, no funds were provided to the Fair Housing Office to undertake this assigned task. The FHO, however, working with long established Fair Lending partners, was able to secure data and an analysis, valued at \$3,000, when she explained that we were assigned the task and provided no funding. That analysis from the National Community Reinvestment Coalition was provided by the FHO to the Mayor in 2014, and to the Redevelopment Agency's consultant (and used by him) in the 2015 update to the Analysis of Impediments.

**Item 4:** "Assist residents who suspect lending discrimination in bringing complaints to the Connecticut Department of Banking and Attorney General's office for review and enforcement". The FHO was appointed to former Attorney General Blumenthal's Anti-Predatory Lending Task Force and worked with the AG's office and the Department of Banking to tighten Connecticut's anti-predatory lending laws. The FHO has maintained this pathway for such referrals and continues to refer suspicious mortgages as needed. Predatory lending is not as common as it was. The Fair Housing Office maintains its relationship with both the Connecticut Attorney General's office, Connecticut's Department of Banking and HUD in terms of referring mortgage issues, as well as with the Connecticut Fair Housing Center's foreclosure prevention clinics.

General: Serve residents with Fair Housing complaints, questions or concerns:

FHO Monthly Report - Part I: Landlord/Tenant, Discrimination Reports or Inquiries/Issues													
Statistics (FY 2014 - 2015)													
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Totals
<b>Tenant Discrimination Reports or Inquiries</b>													
Race	3	3	1	2	2		2	2	1	3		3	22
Creed/Religion	3	2	4							3			14
Color			3		1	2			1	14	9	5	35
Natl Origin	2	2		1	2	4	2		3	1	1		18
Ancestry	2	2											4
Sex	3	4	2							3			12
Marital Status	2	3								1	2		8
Age	4	3			2	2				9	11	10	41
Source of Income	5	6		2	3	6	1	2	3	4	6	6	44
Familial Status	5	4	2	4	4	5	4	6	3	8	9	11	65
Disability	1	2	5	4	1	4	8	3	6	9	9	15	67
gender id/expression													
Sexual Orientation	2	3					1		3	2	2	1	14
<b>TOTAL</b>	<b>32</b>	<b>34</b>	<b>17</b>	<b>13</b>	<b>15</b>	<b>23</b>	<b>20</b>	<b>13</b>	<b>20</b>	<b>57</b>	<b>49</b>	<b>51</b>	<b>344</b>
<b>Landlord/Owner/Realtor Discrimination Reports or Inquiries</b>													
Race	1	1											2
Creed/Religion	2	2		2		1				1			8
Color	1	1											2
Natl Origin		2	2	3	2						2	2	13
Ancestry		2	3	1	5			1	3				15
Sex	2	2						1		2	2		9
Marital Status	2	3	3		3		3	2	1	1	1		19
Age	2	3	2				1	2	1	1	1		13
Source of Income	3	5	3	3	2	5	2		3	5	2	2	35
Familial Status	5	3	3	6	3	1	1	2	5	2	3	1	35
Disability	5	7	3	6	2	1		1	3	4	7	2	41
gender id/expression													
Sexual Orientation						1		1		2			4
<b>TOTAL</b>	<b>23</b>	<b>31</b>	<b>19</b>	<b>21</b>	<b>17</b>	<b>9</b>	<b>7</b>	<b>10</b>	<b>16</b>	<b>17</b>	<b>19</b>	<b>7</b>	<b>196</b>
<b>Tenant Issues</b>													
Security Deposit	33	24	33	31	30	28	24	29	33	40	39	44	388
Eviction	33	28	35	29	25	27	23	30	32	36	37	40	375
Repairs	11	8	14	19	22	13	9	15	12	17	18	15	173
Other	5	8	9	8	9	13	16	19	24	22	33	22	188
<b>TOTAL</b>	<b>82</b>	<b>68</b>	<b>91</b>	<b>87</b>	<b>86</b>	<b>81</b>	<b>72</b>	<b>93</b>	<b>101</b>	<b>115</b>	<b>127</b>	<b>121</b>	<b>1124</b>
<b>Landlord Issues</b>													
Security Deposit	28	25	22	29	31	24	25	25	24	32	26	39	328
Eviction	33	32	30	28	30	27	33	31	29	30	35	33	371
Repairs	8	9	11	13	18	15	25	18	12	16	22	21	188
Other	3	5	2	3	7	1	2	7	2	6	2	3	43
<b>TOTAL</b>	<b>70</b>	<b>71</b>	<b>65</b>	<b>73</b>	<b>86</b>	<b>67</b>	<b>85</b>	<b>81</b>	<b>67</b>	<b>84</b>	<b>85</b>	<b>96</b>	<b>930</b>
Cases Opened	1	2	2	1	3	2	3	1	2	3	4	0	24
Cases Closed	1	1	2	2	1	2	2	2	1	1	2	2	19
Cases Pending	7	8	8	7	9	9	10	9	10	12	14	12	101

AUG 24 2015

# Appendix B

## PUBLISHER'S AFFIDAVIT

STATE OF CONNECTICUT )

ss. Norwalk

COUNTY OF FAIRFIELD )

**LEGAL NOTICES**

**LEGAL NOTICES**

**LEGAL NOTICE**

**PUBLIC COMMENT PERIOD ON CAPER YEAR-END CDBG REPORT TO HUD & PUBLIC HEARING ON CDBG PROGRAM PERFORMANCE**

As the administering agent for the City of Norwalk's Community Development Block Grant (CDBG) Program, the Norwalk Redevelopment Agency (Agency) will submit the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD on or by September 30, 2015.

This report details the use of CDBG funds over the course of the PY40 (July 1, 2014 through June 30, 2015) grant period. In accordance with the provisions of 24 CFR 91.105(d), a 15-day public comment period on the draft CAPER begins at 12:00pm on Tuesday, August 4, 2015 and ends at 12:00pm on Wednesday, August 19, 2015. The draft CAPER will be available in hard copy at the Norwalk Redevelopment Agency (City Hall, Room 202, 125 East Avenue), the Norwalk Public Library (1 Belden Avenue), the South Norwalk Branch Library (10 Washington Street), the offices of the South Norwalk Community Center (98 South Main Street) and the Norwalk Housing Authority's administrative offices (24 1/2 Monroe Street). The draft CAPER will also be available online via the Redevelopment Agency's link on the City of Norwalk's website: <http://www.norwalkct.org/index.aspx?nid=652>.

Public comment must be received by the Agency no later than 12:00pm on Wednesday, August 19, 2015 and may be mailed, delivered or emailed to Tami Strauss, Director of Community Development Planning ([tstrauss@norwalkct.org](mailto:tstrauss@norwalkct.org) or Norwalk Redevelopment Agency City Hall, Room 202, 125 East Avenue, Norwalk, CT 06851).

A public hearing to receive comments on the draft CAPER will be held on Thursday, August 6, 2015 at 7:00PM 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 Thursday, August 19, 2015 to Tami Strauss at the above address.

Following the public comment period, Agency staff will amend the draft CAPER to reflected citizen participation at the public hearing and during the public comment period. The revised draft will be submitted to the Planning Committee on September 3, 2015 for advancement to the Common Council for approval on September 8, 2015, before submission to HUD by September 30, 2015.

I, JOCELYN A. BATTISTA, being duly sworn, dispose and say:

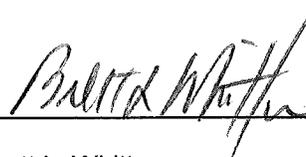
1. I am over the age of eighteen (18) and believe in the Obligation of an oath;
2. I am the Classified Advertising Supervisor of The Hour Publishing Company, publisher of the following newspapers:
  - 1) The Hour, a daily newspaper, published in Norwalk, Connecticut;
  - 2) The Wilton Villager, a weekly newspaper, published in Norwalk, Connecticut; and
  - 3) The Stamford Times, a weekly newspaper, published in Norwalk, Connecticut.

On July 29<sup>th</sup>, 2015 and August 4<sup>th</sup>, 2015 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 11<sup>th</sup> day of August, 2015.



Brett L. Whitton  
Commissioner of the Superior Court

# Appendix B

**CITY OF NORWALK  
PLANNING COMMITTEE OF THE COMMON COUNCIL  
REGULAR MEETING  
AUGUST 6, 2015**

**ATTENDANCE:** Douglas Hempstead, Chair; John Kydes, Sharon Stewart, Richard Bonenfant, Shannon O'Toole Giandurco (7:09 p.m.)

**STAFF:** Timothy Sheehan, Redevelopment Agency Director; Tami Strauss, Director of Community Development Planning

**OTHERS:** Atty. Eric D. Bernheim, Halloran & Sage, LLP; Jackie Lightfield, Diane Lauricella, Diane Cece, Douglas Adams

**CALL TO ORDER.**

Mr. Hempstead called the public hearing to order at 7:02 p.m. A quorum was present. He announced that Mr. Simms was not present due to a death in the family.

**PUBLIC HEARING – REVIEW CDBG PROGRAM PERFORMANCE FOR PROGRAM YEAR 40 (JULY 1, 2014 - JUNE 30, 2015)**

Ms. Jackie Lightfield spoke about the CAPER and reminded everyone that the predominant focus of all the expenditures was in South Norwalk and not in the business district. Periodically, Ms. Lightfield reminds the Committee to be more equitable in its assessment of both issues for funding.

Ms. Diane Lauricella said that she echoed Ms. Lightfield's comments about Wall Street. She encouraged the Committee to consider with the staff's assistance to pro actively reach out to the community and give everyone a heads up in advance. The purview needs to be throughout the City. She asked that East Norwalk be considered, particularly the center area.

Mr. Hempstead asked if there was anyone else who wished to address the Committee about the CDBG funding. No one came forward. He asked a second time. Hearing no one, Mr. Hempstead closed the public hearing on the CDBG Program Performance Review For Program Year 40 (July 1, 2014 - June 30, 2015) at 7:06 p.m.

**CALL TO ORDER.**

Mr. Hempstead called the meeting of the Planning Committee to order at 7:06 p.m.

**ROLL CALL.**

Mr. Hempstead called the roll. A quorum was present.



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Activity Summary Report (GPR) for Program Year 2014  
 NORWALK

Date: 15-Sep-2015  
 Time: 11:52  
 Page: 10

**PGM Year:** 2011  
**Project:** 0003 - Program Year 37 - Housing  
**IDIS Activity:** 493 - Multi-Unit Residential Rehabilitation

**Status:** Open  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Rehab; Multi-Unit Residential (14B)      **National Objective:** LMH

**Initial Funding Date:** 08/23/2011

**Description:**  
 The Agency will utilize an award of CDBG funds to assist multiple projects designed to achieve the physical renovation of units at multiple affordable housing sites

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$58,915.44	\$0.00	\$0.00
		2010	B10MC090013		\$0.00	\$4,781.46
		2012	B12MC090013		\$0.00	\$18,326.20
		2013	B13MC090013		\$2,216.31	\$2,216.31
		2014	B14MC090013		\$1,132.71	\$1,132.71
	PI	Pre-2015		\$684.56	\$0.00	\$0.00
		2013	B13MC090013		\$0.00	\$684.56
<b>Total</b>	<b>Total</b>			<b>\$59,600.00</b>	<b>\$3,349.02</b>	<b>\$27,141.24</b>

**Proposed Accomplishments**

Housing Units : 57

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	1	0	0	1	1	0	0
Black/African American:	5	0	0	0	5	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	1	0	0	1	1	0	0

Appendix C



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
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Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>0</b>
Female-headed Households:	6		0		6			

*Income Category:*

	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	3	0	3	0
Low Mod	2	0	2	0
Moderate	1	0	1	0
Non Low Moderate	1	0	1	0
Total	7	0	7	0
Percent Low/Mod	85.7%		85.7%	

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2011	The Agency will utilize an award of CDBG funds to assist multiple projects designed to achieve the physical renovation of units at multiple affordable housing sites.	
2014	CDBG funds supported the personnel costs associated with administering the Hurricane Sandy Relief Fund to rehabilitate 7 multi-family homes which had CDBG-eligible unmet superstorm Sandy recovery needs.	



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**PGM Year:** 2011  
**Project:** 0006 - Program Year 37 - City Neighborhoods  
**IDIS Activity:** 499 - Public Facilities

**Status:** Open  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Public Facilities and Improvement (General) (03)  
**National Objective:** LMA

**Initial Funding Date:** 10/07/2011

**Description:**  
 Technical assistance advancing numerous public facility improvements within the City Neighborhoods target area - low/moderate income census tracts 437, 440, 441

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$200,072.83	\$0.00	\$0.00
		2009	B09MC090013		\$0.00	\$24,472.57
		2010	B10MC090013		\$0.00	\$54,580.00
		2011	B11MC090013		\$0.00	\$13,000.00
		2013	B13MC090013		\$88,936.80	\$88,936.80
		2014	B14MC090013		\$410.57	\$410.57
	PI	Pre-2015		\$42,476.58	\$0.00	\$0.00
		2011	B11MC090013		\$0.00	\$32,687.58
		2012	B12MC090013		\$0.00	\$2,000.00
		2014	B14MC090013		\$7,789.00	\$7,789.00
<b>Total</b>	<b>Total</b>			<b>\$242,549.41</b>	<b>\$97,136.37</b>	<b>\$223,876.52</b>

**Proposed Accomplishments**  
 Public Facilities : 2  
 Total Population in Service Area: 10,906  
 Census Tract Percent Low / Mod: 80.00

**Annual Accomplishments**

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<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2012	The Agency furthers numerous public infrastructure improvements through the public facilities component of the City Neighborhoods Program. In PY37, the Agency provided technical assistance to a total of 30 such improvements, some of which have been completed, others of which are planned or underway. These improvements included a pedestrian safescaping project at Landmark Square; the extension of Academy Street, improvements to Smith Street; the development of a public plaza related to the Head of the Harbor development; improvements to the intersection of West Avenue, Wall Street and Belden Avenue; improvements to Oyster Shell Park; infrastructure improvements associated with planned developments on Wall Street and West Avenue; pedestrian improvements to the intersection at Washington and Water Street; pedestrian improvements to several access ways around the South Norwalk Railroad Station; public facility improvements at NEON, Carver and ElderHouse; and substantial landscape improvements to the West Avenue corridor. PY37 funding support the personnel/program delivery costs associated with advancing these improvements	
2014	June 2015, \$7,789.00 for the purchase of two chess tables to be installed on the Police Station Plaza at the intersection of Monroe and Chestnut Streets in South Norwalk, also located in the Choice Neighborhood. Sidewalk improvements eligibility code 03L	



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**PGM Year:** 2012  
**Project:** 0002 - Project Year 38 - Public Facilities  
**IDIS Activity:** 514 - Ben Franklin NCDP Bathroom Renovation

**Status:** Open      **Objective:** Create suitable living environments  
**Location:** 98 S Main St 98 South Main St Norwalk, CT 06854-3126      **Outcome:** Availability/accessibility  
**Matrix Code:** Child Care Centers (03M)      **National Objective:** LMC

**Initial Funding Date:** 09/24/2012

**Description:**

Renovations to the NEON Child Development Program's bathroom facilities will provide a healthier, safer and more efficient bathroom environment for the children enrolled in the program.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$20,440.00	\$0.00	\$0.00
		2011	B11MC090013		\$0.00	\$3,602.75
		2013	B13MC090013		\$5,774.79	\$5,774.79
	PI	Pre-2015		\$560.00	\$0.00	\$0.00
		2014	B14MC090013		\$560.00	\$560.00
<b>Total</b>	<b>Total</b>			<b>\$21,000.00</b>	<b>\$6,334.79</b>	<b>\$9,937.54</b>

**Proposed Accomplishments**

Public Facilities : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

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Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>							

Female-headed Households: 0 0 0 0 0 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2012	Renovations to the NEON Child Development Program's bathroom facilities will provide a healthier, safer and more efficient bathroom environment for the children enrolled in the program. The proposed project will have 160 total beneficiaries.	
2014	Renovations to the Ben Franklin Bathroom facilities will provide a healthier, safer and more efficient bathroom environment for the children enrolled in the program. The proposed project will have 160 total beneficiaries.	
	In PY40, funds were used for the public advertisement of design plans in order to select a contractor.	
2015	In July 2015, contracts were signed between the Housing Authority and the selected contractor and a pre-construction meeting was held.	



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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 558 - Child Guidance Ctr - APRN

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 100 East Ave Norwalk, CT 06851-5010

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Mental Health Services (05O) **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**  
 The Child Guidance Center will provide services for youth in need of psychiatric help and medication management with the only childadolescent psychiatrists and APRN working in the public sector in Norwalk.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$20,400.00	\$0.00	\$0.00
		2013	B13MC090013		\$20,400.00	\$20,400.00
	PI	Pre-2015		\$9,600.00	\$0.00	\$0.00
		2014	B14MC090013		\$9,600.00	\$9,600.00
<b>Total</b>	<b>Total</b>			<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>

**Proposed Accomplishments**

People (General) : 50

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	28	25
Black/African American:	0	0	0	0	0	0	10	2
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	12	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>27</b>	
Female-headed Households:	0		0		0				
<i>Income Category:</i>									
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>						<b>Person</b>
Extremely Low	0	0	0						26
Low Mod	0	0	0						17
Moderate	0	0	0						5
Non Low Moderate	0	0	0						2
Total	0	0	0						50
Percent Low/Mod									96.0%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2014	The Child Guidance Center's \$30,000 grant provided services for youth in need of psychiatric help and medication management with the only child/adolescent psychiatrists and APRN working in the public sector in Norwalk. In addition to performing psychiatric assessments on youth, the APRN provided parents of youth with education on medication and its potential side effects as well as nutrition counseling. Through the grant, the Advanced Practice Registered Nurse was able to provide assistance to 50 people, of whom 96% were of low or moderate income.	



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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 559 - City of Norwalk - Neighborhood Improvement Coordinator

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Neighborhood Cleanups (05V) **National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**

The NIC staffs the Mayor's Neighborhood Preservation Task force. The NIC ensures that City-related quality of life concerns are addressed. this results in an enhanced level of feedback between City departments and residents and works to leverage the work of volunteers and corporate funding resources to support neighborhood improvements.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$19,934.75	\$0.00	\$0.00
		2013	B13MC090013		\$16,310.25	\$16,310.25
		2014	B14MC090013		\$3,624.50	\$3,624.50
	PI	Pre-2015		\$1,812.25	\$0.00	\$0.00
		2014	B14MC090013		\$1,812.25	\$1,812.25
<b>Total</b>	<b>Total</b>			<b>\$21,747.00</b>	<b>\$21,747.00</b>	<b>\$21,747.00</b>

**Proposed Accomplishments**

People (General) : 13,115  
 Total Population in Service Area: 13,865  
 Census Tract Percent Low / Mod: 77.50

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	The Neighborhood Improvement Coordinator's \$21,747 grant permitted him to staff the Mayor's Neighborhood Preservation Task Force and ensure that City-related quality of life concerns were addressed resulting in an enhanced level of feedback between City departments and residents. The NIC also worked to leverage the work of volunteers and corporate funding resources to support neighborhood improvements and multiple area-wide clean-ups. Through this work, graffiti was abated at over 80 sites, over 175 illegal signs were removed from City property, 5 illegal dump sites were remediated, two bulk trash pick-up days were held, over 100 hours of volunteer service was coordinated, numerous seniors received assistance with snow removal and mailbox repair and a community-wide spring clean-up day was held. The NIC's work provided an area benefit to at least 13,115 people, of whom 79% are of low or moderate income.	

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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 560 - DVCC - Domestic Violence Prevention Through Effective Community Policing

**Status:** Completed 8/25/2015 12:00:00 AM      **Objective:** Create suitable living environments  
**Location:** Address Suppressed      **Outcome:** Availability/accessibility  
**Matrix Code:** Battered and Abused Spouses (05G)      **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**  
 The DVCC and Norwalk Police Department will build upon an institutional alliance that strengthens response to DV victims and enhances communication between victims, advocates and law enforcement, resulting in increased safety for victims and a stronger connection to community resources.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$22,277.11	\$0.00	\$0.00
		2013	B13MC090013		\$15,347.12	\$15,347.12
		2014	B14MC090013		\$6,929.99	\$6,929.99
	PI	Pre-2015		\$7,722.89	\$0.00	\$0.00
		2014	B14MC090013		\$7,722.89	\$7,722.89
<b>Total</b>	<b>Total</b>			<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>

**Proposed Accomplishments**

People (General) : 75

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	176	96
Black/African American:	0	0	0	0	0	0	53	6
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	20	8
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

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Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>257</b>	<b>110</b>
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>				
Extremely Low	0	0	0	223				
Low Mod	0	0	0	10				
Moderate	0	0	0	13				
Non Low Moderate	0	0	0	11				
Total	0	0	0	257				
Percent Low/Mod				95.7%				

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	DVCC's \$30,000 grant fostered the ongoing institutional alliance between DVCC and the Norwalk Police Department which strengthens response to DV victims and enhances communication between victims, advocates and law enforcement, resulting in increased safety for victims and a stronger connection to community resources. DVCC led 3 formalized recertification training sessions for Norwalk police officers which had an immediate impact on the number of dual arrests. Prior to the training the dual arrest rate was 21% and following the training it was 7%. DVCC and the Norwalk Police Department review each domestic violence arrest to ensure it was a proper arrest. In cases of improper arrests, the NPD liaison meets with the arresting officer to reinforce information discussed at the recertification training. This ongoing attention to detail has measured results in that during PY39's fourth quarter there were 116 intimate partner violence (IPV) incidents with a 24% dual arrest rate; however during PY40's fourth quarter there were only 82 IPV incidents with a 15% dual arrest rate. Decreasing the dual arrest rate allows the courts to focus on those DV perpetrators whose victims are at the greatest risk and ensures that victims are less likely to be arrested and put through the criminal justice system for taking steps to protect themselves, Work through the CDBG grant provided assistance to 257 people subjected to domestic violence, of whom 96% were of low or moderate income.	



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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 561 - F&CA - Project REWARD

**Status:** Completed 6/30/2015 12:00:00 AM  
**Location:** 9 Mott Ave Norwalk, CT 06850-3330

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Substance Abuse Services (05F)      **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**

Project REWARD is the only program in Southern Fairfield County that provides outpatient substance abuse treatment for women. Designated as a co-occurring ready program by the Department of Mental Health and Addiction Services, Project REWARD is tailored to simultaneously address substance abuse and mental health issues.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$15,000.00	\$0.00	\$0.00
		2013	B13MC090013		\$15,000.00	\$15,000.00
<b>Total</b>	<b>Total</b>			<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>

**Proposed Accomplishments**

People (General) : 70

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	61	15
Black/African American:	0	0	0	0	0	0	30	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92</b>	<b>16</b>

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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	86
Low Mod	0	0	0	1
Moderate	0	0	0	2
Non Low Moderate	0	0	0	3
Total	0	0	0	92
Percent Low/Mod				96.7%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	Family & Children's Agency's \$15,000 grant to support Project Reward bolstered the capacity of the only program in southern Fairfield County which provides outpatient substance abuse treatment for women. Designated as a co-occurring ready program by the Department of Mental Health and Addiction Services, Project Reward is tailored to simultaneously address substance abuse and mental health issues. This includes incorporating "Seeking Safety", an evidence-based treatment for women who have histories of trauma and are at high risk for re-victimization into the treatment curriculum. Family & Children's Agency continues to provide transportation and on-site babysitting for their clients. In PY40, Project Reward served 100 people, of whom 97% are of low or moderate income.	



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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 562 - Norwalk Senior Center - Elder Abuse Prevention Initiative

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 11 Allen Rd Norwalk, CT 06851-2319

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Crime Awareness (05I) **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**  
 The Norwalk Senior center will provide a community-wide training for all caretakers, designed to provide education and resources to help prevent domestic violence against the elderly.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$6,334.43	\$0.00	\$0.00
		2013	B13MC090013		\$6,334.43	\$6,334.43
	PI	Pre-2015		\$6,165.57	\$0.00	\$0.00
		2014	B14MC090013		\$6,165.57	\$6,165.57
<b>Total</b>	<b>Total</b>			<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>

**Proposed Accomplishments**

People (General) : 350

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	238	114
Black/African American:	0	0	0	0	0	0	105	0
Asian:	0	0	0	0	0	0	11	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>354</b>	<b>114</b>	
Female-headed Households:	0		0		0				
<i>Income Category:</i>									
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>						<b>Person</b>
Extremely Low	0	0	0						269
Low Mod	0	0	0						85
Moderate	0	0	0						0
Non Low Moderate	0	0	0						0
Total	0	0	0						354
Percent Low/Mod									100.0%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2014	The Norwalk Senior Center's \$12,500 grant covered the personnel costs of providing community-wide and individual trainings, in order to provide education and resources to help prevent domestic violence against the elderly. In PY40 the Senior Center provided training to 350 people of whom, 100% are of low or moderate income.	



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**PGM Year:** 2014  
**Project:** 0001 - Project Year 40 - Public Services  
**IDIS Activity:** 563 - Saturday Academy - Computer Science Project

**Status:** Completed 7/30/2015 12:00:00 AM  
**Location:** 38 Calf Pasture Beach Rd Norwalk, CT 06855-2710

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Youth Services (05D) **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**

The Saturday Academy will facilitate a Computer Science Entrepreneurial program for middle and high school age girls that will foster learning and stimulate interest in science, technology, engineering and math to arm them with the tools for a successful future.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$15,820.00	\$0.00	\$0.00
		2013	B13MC090013		\$8,950.00	\$8,950.00
		2014	B14MC090013		\$6,870.00	\$6,870.00
<b>Total</b>	<b>Total</b>			<b>\$15,820.00</b>	<b>\$15,820.00</b>	<b>\$15,820.00</b>

**Proposed Accomplishments**

People (General) : 50

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	16	10
Black/African American:	0	0	0	0	0	0	30	7
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	5	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>17</b>

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Female-headed Households:	0	0	0	
<i>Income Category:</i>				
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	26
Low Mod	0	0	0	23
Moderate	0	0	0	1
Non Low Moderate	0	0	0	3
Total	0	0	0	53
Percent Low/Mod	94.3%			

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2014	Saturday Academy's \$15,820 grant paid for personnel costs associated with implementing and running a Computer Science Entrepreneurial program for middle and high age students which fostered learning and stimulated an interest in science, technology, engineering and math in order to arm participants with the tools for a successful future. At the conclusion of the program, participants showcased their apps at an event at Norwalk Community College. Fifty (50) youth, of whom 94% came from low or moderate income families, participated in Saturday Academy's Entrepreneurship Program.	



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**PGM Year:** 2014  
**Project:** 0002 - Project Year 40 - Public Facilities  
**IDIS Activity:** 564 - Carver Center - HVAC System

**Status:** Open  
**Location:** 7 Academy St Norwalk, CT 06850-4016

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Neighborhood Facilities (03E) **National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**

The Carver Center will replace the HVAC and duct system and relocate second floor registers. Carver received a commitment from a donor to upgrade the 12- station computer lab to a state of the art technology center with 32 stations, plus the renovation of two storage rooms to a teen activity center. This project has been halted due to major code violation that exists with the current duct system and our outdated HVAC system, which requires frequent repairs to function nominally. These renovations will make our center more energy efficient. Carver Center programming includes free after-school programming, an affordable summer camp, GED and ESL classes, recreation programs and community events.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$85,771.25	\$0.00	\$0.00
		2013	B13MC090013		\$3,060.00	\$3,060.00
		2014	B14MC090013		\$1,347.97	\$1,347.97
	PI	Pre-2015		\$6,728.75	\$0.00	\$0.00
		2014	B14MC090013		\$6,728.75	\$6,728.75
<b>Total</b>	<b>Total</b>			<b>\$92,500.00</b>	<b>\$11,136.72</b>	<b>\$11,136.72</b>

**Proposed Accomplishments**

Public Facilities : 11,522  
 Total Population in Service Area: 10,670  
 Census Tract Percent Low / Mod: 76.30

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	The Carver Foundation's \$92,500 grant was intended to permit the replacement of an outdated HVAC and duct system at its Community Center, which would allow for conversion of two storage areas into a teen center and an upgrade to the 12-station computer lab. Unfortunately, the original estimate for the replacement of the HVAC system was inadvertently underestimated and after re-bidding the project, it was determined that it would be impossible to complete the entire replacement with the original funding. The Carver Foundation requested and was granted a contract amendment, extending the grant term to September 30, 2015, so construction would not compromise summer programming and revising the scope of work to include only the second floor, which will allow for the upgrade to the computer lab. The Carver Foundation's Community Center provides an area benefit to 11,522 people.	

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**PGM Year:** 2014  
**Project:** 0002 - Project Year 40 - Public Facilities  
**IDIS Activity:** 565 - SoNoCC - Renaissance Project

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 98 S Main St Norwalk, CT 06854-3126

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Neighborhood Facilities (03E) **National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**

The Renaissance Project is a 3-phase facilities improvement of 98 S. Main Street.  
 Phase I involves the demolition of 6,000 ft2 of floor space for 3 new classrooms, computer lab, dual language early childhood center, reception and waiting areas, administrative offices, and handicap-accessible restrooms.  
 Phase II is the renovation of a multipurpose room and adjacent industrial kitchen.  
 Phase III is the development of an outdoor recreational center.  
 Project addresses ConPlan Goal 2, Public Infrastructure Improvements.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$100,000.00	\$0.00	\$0.00
		2013	B13MC090013		\$100,000.00	\$100,000.00
<b>Total</b>	<b>Total</b>			<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>

**Proposed Accomplishments**

Public Facilities : 2,985  
 Total Population in Service Area: 2,985  
 Census Tract Percent Low / Mod: 77.70

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	The South Norwalk Community Center's \$100,000 grant was used to support Phase 2 of its "Renaissance Project," a major renovation of the existing facility. Phase 2 included the creation/renovation of two classrooms and a community room to improve their accessibility, functionality and security. With these renovations, the Community Center was able to enter into a contract with the Norwalk Public Schools to host an after-school program for 60 LMI neighborhood children who did not previously have access to a neighborhood after-school program. The program began in April 2015, following completion of the project. The South Norwalk Community Center provides an area benefit to 3,125 people of which, 78% are of low or moderate income. SNCC has been awarded a grant for PY41 which will result in the creation of a third classroom, permitting an additional 30 children to attend the after-school program.	

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**PGM Year:** 2014  
**Project:** 0002 - Project Year 40 - Public Facilities  
**IDIS Activity:** 566 - STAR Inc - Safety and Energy Improvements

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 182 Wolfpit Ave Norwalk, CT 06851-3436

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Handicapped Centers (03B) **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**  
 STAR Inc.  
 will increase safety and make energy saving improvements to the facility that benefits the clients with intellectual and developmental disabilities who receive services at the Adult Day Service Program daily.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$46,000.00	\$0.00	\$0.00
		2013	B13MC090013		\$400.00	\$400.00
		2014	B14MC090013		\$45,600.00	\$45,600.00
<b>Total</b>	<b>Total</b>			<b>\$46,000.00</b>	<b>\$46,000.00</b>	<b>\$46,000.00</b>

**Proposed Accomplishments**

Public Facilities : 579

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	460	47
Black/African American:	0	0	0	0	0	0	114	54
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>579</b>	<b>101</b>	
Female-headed Households:	0		0		0				
<i>Income Category:</i>									
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>						<b>Person</b>
Extremely Low	0	0	0						0
Low Mod	0	0	0						579
Moderate	0	0	0						0
Non Low Moderate	0	0	0						0
Total	0	0	0						579
Percent Low/Mod									100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	STAR's \$46,000 grant was used to increase facility safety and make energy- saving improvements to the facility in order to benefit the 579 clients with intellectual and developmental disabilities who receive daily services at the Adult Day Service Program. Such improvements required opening up the atrium roof in order to remove and replace inefficient windows and frames.	



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**PGM Year:** 2014  
**Project:** 0003 - Project Year 40 - Housing  
**IDIS Activity:** 567 - Keystone - Bathroom Remodel at Elmcrest Terrace

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 16 Elmcrest Ter Norwalk, CT 06850-3908

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Handicapped Centers (03B) **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**

Keystone House will renovate a bathroom at their Group Home location which provides affordable housing and services for beneficiaries recovering from a serious mental illness.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$11,000.00	\$0.00	\$0.00
		2014	B14MC090013		\$11,000.00	\$11,000.00
<b>Total</b>	<b>Total</b>			<b>\$11,000.00</b>	<b>\$11,000.00</b>	<b>\$11,000.00</b>

**Proposed Accomplishments**

Public Facilities : 12

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	11	0
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>
Female-headed Households:	0		0		0			

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*Income Category:*

	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low	0	0	0	15
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	15
Percent Low/Mod				100.0%

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2014	Keystone House's \$11,000 grant permitted the renovation of a bathroom at the Elmcrest Terrace group home which provides non-discriminatory affordable housing and mental health services for beneficiaries dealing with serious mental illness as they prepare to transition into long term housing of their own choice. The Elmcrest Terrace group home provides housing to 12 people/households, 100% of whom are of low or moderate income.	

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**PGM Year:** 2014  
**Project:** 0003 - Project Year 40 - Housing  
**IDIS Activity:** 568 - Norwalk Housing Authority - John Shostak Apartments

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 65 Ward St Norwalk, CT 06851-2848

**Objective:** Provide decent affordable housing  
**Outcome:** Availability/accessibility  
**Matrix Code:** Public Housing Modernization (14C) **National Objective:** LMH

**Initial Funding Date:** 09/05/2014

**Description:**

The NHA will enhance accessibility and improve accommodations in the common areas units of the John Shostak apartments for low income underserved populations, including the frail, elderly and handicapped.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$46,000.00	\$0.00	\$0.00
		2013	B13MC090013		\$43,146.00	\$43,146.00
		2014	B14MC090013		\$2,854.00	\$2,854.00
<b>Total</b>	<b>Total</b>			<b>\$46,000.00</b>	<b>\$46,000.00</b>	<b>\$46,000.00</b>

**Proposed Accomplishments**

Housing Units : 40

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	17	17	17	17	0	0
Black/African American:	0	0	21	8	21	8	0	0
Asian:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>25</b>	<b>39</b>	<b>25</b>	<b>0</b>	<b>0</b>

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**PGM Year:** 2014  
**Project:** 0004 - Project Year 40 - Economic Development  
**IDIS Activity:** 569 - City of Norwalk - Summer Youth Employment Program

**Status:** Open      **Objective:** Create economic opportunities  
**Location:** 125 East Ave Norwalk, CT 06851-5702      **Outcome:** Availability/accessibility  
**Matrix Code:** Employment Training (05H)      **National Objective:** LMC

**Initial Funding Date:** 09/05/2014

**Description:**  
 The SYEP prepares youth from low and moderate income households for jobs via pre-employment workshops and matches them with summer employment so they can learn to navigate in a business environment while earning money.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$21,746.00	\$0.00	\$0.00
		2014	B14MC090013		\$18,001.80	\$18,001.80
<b>Total</b>	<b>Total</b>			<b>\$21,746.00</b>	<b>\$18,001.80</b>	<b>\$18,001.80</b>

**Proposed Accomplishments**

People (General) : 165

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	49	28
Black/African American:	0	0	0	0	0	0	88	3
Asian:	0	0	0	0	0	0	6	1
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2	1
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	1	0
Other multi-racial:	0	0	0	0	0	0	4	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>153</b>	<b>34</b>

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Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	88
Low Mod	0	0	0	32
Moderate	0	0	0	19
Non Low Moderate	0	0	0	14
Total	0	0	0	153
Percent Low/Mod				90.8%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2014	The Summer Youth Employment Program's \$21,747 grant was intended to provide pre-employment workshops to students at Briggs High School as well as for the 150 participants in the Summer Youth Employment program. Unexpectedly, Briggs High School was able to fund the cost of the workshops independently, freeing up funding to be used to establish SYEP's College Edge Program. This year is the first year that the College Edge Program is available and through a series of workshops, it will prepare students for the college application process. The Mayor's Summer Youth Employment Program requested and received a contract amendment extending the grant term to August 21, 2015 and revising the scope of the project to including the College Edge Program. Through these programs, the SYEP reached 153 teenagers of whom, 91% come from low or moderate income families.	



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**PGM Year:** 2014  
**Project:** 0005 - Project Year 40 - Administration  
**IDIS Activity:** 570 - NRA General Program Admin

**Status:** Open  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A)      **National Objective:**

**Initial Funding Date:** 09/05/2014

**Description:**  
 General CDBG Program Administration by the Norwalk Redevelopment Agency - cover costs associated with administration of the City's CDBG program for the 2014-15 fiscal year. The intent of the CDBG program is to help communities improve the quality of life for low and moderate income persons by supporting projects that improve the quality & quantity of housing, enhance access to public services & facilities & increase the number of economic opportunities within such communities and reach 5-year ConPlan goals.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$260,033.00	\$0.00	\$0.00
		2013	B13MC090013		\$157,607.59	\$157,607.59
		2014	B14MC090013		\$66,222.62	\$66,222.62
<b>Total</b>	<b>Total</b>			<b>\$260,033.00</b>	<b>\$223,830.21</b>	<b>\$223,830.21</b>

**Proposed Accomplishments**

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>							

Appendix C



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Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2014  
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Female-headed Households:

0

*Income Category:*

	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.



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**PGM Year:** 2014  
**Project:** 0006 - Project Year 40 - City Neighborhoods  
**IDIS Activity:** 571 - NRA City Neighborhoods Direct Homeownership Assistance

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 125 East Ave room 202 Norwalk, CT 06851-5702

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Matrix Code:** Direct Homeownership Assistance (13)  
**National Objective:** LMH

**Initial Funding Date:** 09/05/2014

**Description:**

The City Neighborhoods Program, as advanced by the Common Council, has four main programmatic goals which align with those of the ConPlan: to maintain and expand the supply of safe, affordable housing (goal one); to assist businesses to grow in ways that create employment opportunities for lower income persons (goal two); to expand opportunities that promote neighborhood cohesion, stability, sustainability and connectedness (goal two); and to expand opportunities for low/moderate income persons to access and enjoy public activities and open space in a safe, accessible and well maintained public environment (goal two).

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$37,040.08	\$0.00	\$0.00
		2013	B13MC090013		\$37,040.08	\$37,040.08
<b>Total</b>	<b>Total</b>			<b>\$37,040.08</b>	<b>\$37,040.08</b>	<b>\$37,040.08</b>

**Proposed Accomplishments**

Households (General) : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

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<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>				
Extremely Low	0	0	0	0				
Low Mod	0	0	0	0				
Moderate	1	0	1	0				
Non Low Moderate	0	0	0	0				
Total	1	0	1	0				
Percent Low/Mod	100.0%		100.0%					

**Annual Accomplishments**

<b>Years</b>	<b>Accomplishment Narrative</b>	<b># Benefitting</b>
2014	Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency used \$37,040 to write down the cost of a home in the South Norwalk target area in order to make it affordable for a low or moderate income homeowner. The affordability of the housing unit is preserved through a deed restriction for 20 years at 80% of the AMI. Through direct homeownership assistance by writing down the cost of the home, a first-time homebuyer was permitted to purchase a first home. The unit is owner-occupied, which will help preserve the stability of the neighborhood.	



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**PGM Year:** 2014  
**Project:** 0006 - Project Year 40 - City Neighborhoods  
**IDIS Activity:** 572 - NRA Public Facilities CN

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Public Facilities and Improvement (General) (03)  
**National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**  
 Various Public Facility projects carried out by the Norwalk Redevelopment Agency over the course of PY40.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$76,035.92	\$0.00	\$0.00
		2013	B13MC090013		\$57,776.30	\$57,776.30
		2014	B14MC090013		\$18,259.62	\$18,259.62
<b>Total</b>	<b>Total</b>			<b>\$76,035.92</b>	<b>\$76,035.92</b>	<b>\$76,035.92</b>

**Proposed Accomplishments**

Public Facilities : 5  
 Total Population in Service Area: 29,200  
 Census Tract Percent Low / Mod: 70.30

**Annual Accomplishments**



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Years	Accomplishment Narrative	# Benefitting
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2014	<p>Through City Neighborhoods, the Redevelopment Agency directed \$76,036 of its grant funds towards Public Infrastructure and Facility Improvements. Staff directed energies towards the implementation of multiple projects to improve the public infrastructure and facilities of the Urban Core (census tracts 434, 437 and 441, providing an area benefit to 9,542 people, 81% of whom are low or moderate income. These projects included: West Avenue corridor street improvements, 3 micro-facility projects and ongoing facilitation of the Section 108 guaranteed loan application for the Globe Theater.</p> <p>As part of the West Avenue Corridor Street Improvements, the Agency initiated signal improvements which were begun and completed in PY40 as well as the installation of 13 ADA compliant crosswalks. The ADA compliant crosswalk installations took longer than expected to design, but went out to bid during PY40 and will be completed during PY41. Additional streetscape improvements were furthered with the commencement of streetscape work around the new Waypointe housing development. A public art display is also underway which will reflect Norwalks rich cultural heritage and will extend along the wall which borders West Avenue. It is expected that the art will be installed in September 2015.</p> <p>Three micro-facility projects were initiated during PY40 which focus on the South Norwalk neighborhood as well as the Urban Core. Re-design of the Washington/Water Street Pocket Park and installation of bicycle racks and chess tables in South Norwalk and throughout the urban core were planned and received RROF approval from HUD. An additional project to re-point the bricks on the historic South Norwalk Switch Tower Museum was submitted to SHPO which gave its approval in early July 2015. This project will be submitted to HUD for RROF approval immediately. All three projects are anticipated to be completed in PY41.</p> <p>The Wall Street target area improvement needs are detailed in the Wall Street Planning Update (2012) which built on plans dating back to 1956 and 1986 and the Wall Street Plan of 2004. With those general planning efforts as a platform, the City responds to opportunities to work with property owners for redevelopment. In PY38, the City submitted a \$1.67 million section 108 guaranteed loan application to HUD to renovate the historic Globe Theater for use by the Wall Street Theater Company. Other sources of financing for the project come to just under \$7 million and include the developer and State and tax credits. The theater is currently vacant and a blighting influence on the Wall Street neighborhood. 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 rehabilitated Theater will permit an expanded use for traditional theater presentations as well as childrens theater and event leasing. These activities should permit the Theater to make a positive cultural and commercial impact on the neighborhood by revitalizing the daytime and evening cultural and entertainment calendar for Wall Street. Over the past year, the Agency responded to HUD requests pertaining to environmental requirements associated with the application. In March 2015, the Common Council approved an extension of the federal Slum, Blighted, Deteriorated or Deteriorating classification of the Wall St Redevelopment Area. In May 2015, the Common Council also approved designating the South Norwalk Transit Oriented District (TOD) as a Slum, Blighted Deteriorated or Deteriorating. With this designation for the Redevelopment Areas the Globe Theater application and future eligible South Norwalk TOD projects is/can be based upon addressing HUDs National Objective of preventing or eliminating areas of slum or blight.</p>	
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**PGM Year:** 2014  
**Project:** 0006 - Project Year 40 - City Neighborhoods  
**IDIS Activity:** 573 - NRA Economic Development CN

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** ED Technical Assistance (18B) **National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**  
 Various Economic Development Activities carried out by the Norwalk Redevelopment Agency over PY40.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$75,760.00	\$0.00	\$0.00
		2013	B13MC090013		\$63,119.50	\$63,119.50
		2014	B14MC090013		\$12,640.50	\$12,640.50
<b>Total</b>	<b>Total</b>			<b>\$75,760.00</b>	<b>\$75,760.00</b>	<b>\$75,760.00</b>

**Proposed Accomplishments**

Businesses : 20  
 Total Population in Service Area: 12,210  
 Census Tract Percent Low / Mod: 79.48

**Annual Accomplishments**



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Years	Accomplishment Narrative	# Benefitting
2014	<p>June 1 through September 30 - TA to 4 businesses (Tucci Lumber, Swim Seventy, Charter Oak Brewery and CT Tick Box)</p> <p>October 1 through December 31 - Continued TA to the above and TA to 5 businesses (Chocopologie, DiLorio's Custom Woodworking, Divvies, Lorex Plastics, IRVEV investors)</p> <p>January 1 through March 31 - Continued TA to the above and TA to 5 businesses (RJ Cabinetry, Matt Bacco, BoTie Theaters, Chalk Talk Sports, New England Auto Museum)</p> <p>April 1 through June 30 - Continued TA to the above and TA to 5 new businesses (Clo Team, Joe Bruno, Russ Zapala, Bizzy Bean and Industrial Chimp)</p> <p>Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$75,760 of its grant funds towards providing technical assistance to 20 businesses looking to move to or expand operations in Norwalk's Urban Core. Such assistance included facilitating the approval of signage, understanding available locations and brainstorming with entrepreneurs regarding how their business could flourish. The Norwalk Redevelopment Agency provided guidance on the incentive benefits to businesses seeking to expand or relocate within the City's state-designated Enterprise Zone and assisted in identifying sources of working capital and underwriting small business loans to local and regional businesses such as a micro-brewery, a museum, sports-related businesses, a baker, a leather goods manufacturer, woodworking companies and a swimming organization approached the Redevelopment Agency for assistance in establishing themselves in Norwalk's urban core. Results of the Agency's technical assistance are as follows:</p> <ul style="list-style-type: none"> <li>~ 1 company in the Urban Core began major renovations to its business facility</li> <li>~ 2 new companies opened in the Urban Core</li> <li>~ 2 new companies opened in the Enterprise Zone</li> <li>~ 1 new company opened elsewhere in Norwalk (after trying to open in the Urban Core)</li> <li>~ 2 companies relocated within the Urban Core</li> <li>~ 1 company relocated to the Enterprise Zone</li> <li>~ 3 companies continue to try to establish themselves (as new) in the Urban Core</li> <li>~ 5 companies continue to try to move to the Urban Core (one from the Enterprise Zone)</li> <li>~ 3 companies continue to try to move to the Enterprise Zone</li> </ul> <p>The 20 small businesses assisted by the Redevelopment Agency provide an area benefit to 9,542 people, 81% of whom are LMI. At least 10 additional companies opened in the Choice Neighborhood of the Urban Core (without assistance), proving the effect of revitalization plans for the neighborhood.</p> <p>A significant amount of time was spent coordinating efforts between General Growth Partners (GGP) and the City of Norwalk as plans for a 750,000 square foot mall, the SoNo Collection, got underway on the last remaining parcel of the Reed-Putnam Redevelopment Area in South Norwalk. The SoNo Collection development project is anticipated to have a broad-reaching regional impact on the Norwalk, Fairfield County and greater Connecticut communities during its construction phase and operating phase. The construction phase is expected to last 30 months and GGP projects over 1,900 construction job opportunities (electrician, carpenter, architect, plumber, mason, surveyor, etc) will be made available, with an average salary of \$74,000. Upon completion, the mall is expected to generate to 2,590 full-time equivalent jobs with an average salary of \$41,000 in the areas of sales associates, supervisors, managers, merchandiser, maintenance, security, and many others. In addition to the operations of the mall, there will be jobs created from the 150-room hotel and restaurants associated with the complex. Free year-round public events will be promoted throughout the City and region for all to enjoy, particularly those living nearby. The land in question is situated in LMI census tract 441, which is part of the Urban Core.</p>	



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**PGM Year:** 2014  
**Project:** 0006 - Project Year 40 - City Neighborhoods  
**IDIS Activity:** 574 - NRA Rehabilitation Admin CN  
**Status:** Open  
**Location:** 125 East Ave Norwalk, CT 06851-5702  
**Objective:** Provide decent affordable housing  
**Outcome:** Availability/accessibility  
**Matrix Code:** Rehabilitation Administration (14H) **National Objective:** LMH

**Initial Funding Date:** 09/05/2014

**Description:**  
 Various Rehabilitation Administration Activities carried out by the Norwalk Redevelopment Agency over PY40.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$121,873.00	\$0.00	\$0.00
		2013	B13MC090013		\$65,954.82	\$65,954.82
		2014	B14MC090013		\$45,918.18	\$45,918.18
<b>Total</b>	<b>Total</b>			<b>\$121,873.00</b>	<b>\$111,873.00</b>	<b>\$111,873.00</b>

**Proposed Accomplishments**

Housing Units : 25

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	17	1	0	0	17	1	0	0
Black/African American:	7	0	0	0	7	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	1	0	0	1	1	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>0</b>

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Female-headed Households: 16 0 16

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	11	0	11	0
Low Mod	2	0	2	0
Moderate	2	0	2	0
Non Low Moderate	10	0	10	0
Total	25	0	25	0
Percent Low/Mod	60.0%		60.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2014	<p>July 1 through September 30 - Analyzed Revolving Loan Fund (RLF) activity and proposed a Substantial Amendment to reprogram funds; Admin for 1 multi-family home under contract for renovation program, 4 RLF applications were reviewed resulting in 1 emergency loan for \$10,000, 13 properties were case managed for home repairs due to Sandy damage</p> <p>October 1 through December 31 - 1 property acquired for multi-family home renovation program, 1 property now under contract, 1 emergency loan provided through RLF, 6 new homes received Sandy recovery assistance; received approval to reprogram RLF funds but will wait for ConPlan/AAP process to do so</p> <p>January 1 through March 31 - Completed ERR on unacquired property, Received draft architectural design for acquired property, Case managed 3 new homes with Sandy damage and closed out 3 cases</p> <p>April 1 through June 30 - Closed on Haviland St. property; Demo was bid and has begun at Lexington Ave home; 1 emergency loan made; 1 home received TA for rehab loan; 25 homes received TA for rehab from Sandy; closed out Sandy rehab grant</p> <p>Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency's \$121,873 grant permitted staff to assist qualified households with needed home renovations. Four households received financial assistance through the Agency's Revolving Loan Fund (established with CDBG funds) and 25 households received financial assistance through grants secured by the Agency from non-profit organizations for Superstorm Sandy-related unmet needs.</p>	



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**PGM Year:** 2014  
**Project:** 0006 - Project Year 40 - City Neighborhoods  
**IDIS Activity:** 575 - NRA Brownfields CN

**Status:** Completed 8/25/2015 12:00:00 AM  
**Location:** 125 East Ave Norwalk, CT 06851-5702

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Cleanup of Contaminated Sites (04A)      **National Objective:** LMA

**Initial Funding Date:** 09/05/2014

**Description:**  
 Various brownfields analysis and remediation activities carried out by the Norwalk Redevelopment Agency over PY40.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$14,948.00	\$0.00	\$0.00
		2013	B13MC090013		\$9,046.82	\$9,046.82
		2014	B14MC090013		\$5,901.18	\$5,901.18
<b>Total</b>	<b>Total</b>			<b>\$14,948.00</b>	<b>\$14,948.00</b>	<b>\$14,948.00</b>

**Proposed Accomplishments**  
 Public Facilities : 2  
 Total Population in Service Area: 29,200  
 Census Tract Percent Low / Mod: 70.26

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	<p>July 1 through December 31 - Began development of RFP for assessment of CNI area and Ryan Park; continued work on Webster Street lot</p> <p>January 1 through March 31 - Submitted an application to the EPA for grant funds for an ERR assessment of Ryan Park, Day Street, Water Street and 68&amp;70 South Main Street</p> <p>April 1 through June 30 - got confirmation of sites' eligibility for EPA grant; writing bid for project work; released RFP for Ryan Park design and engineering and awarded contract</p> <p>Through the City Neighborhoods initiative, the Norwalk Redevelopment Agency directed \$14,947 of its grant funds towards Brownfield Remediation. During PY40, remediation work continued on the Webster Street lot and the Agency received confirmation of site eligibility for an EPA assessment grant for the following five sites which are in the Choice Neighborhood: Ryan Park, Day Street, Water Street Pocket Park (a micro-facility project) and 68 and 70 South Main Street. Staff members are currently writing the bid package for project work. The assessment project for these five sites will continue into PY41 as will the remediation work for the Webster Street lot. This ongoing work provides an area benefit to 3,125 people, of whom 79% have low or moderate income.</p>	

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<b>Total Funded Amount:</b>	<b>\$5,768,477.62</b>
<b>Total Drawn Thru Program Year:</b>	<b>\$4,996,490.38</b>
<b>Total Drawn In Program Year:</b>	<b>\$1,253,375.23</b>

**Appendix C**

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR06 - Summary of Consolidated Plan Projects for Report  
Year

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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year	
2014 1	Project Year 40 - Public Services	Project Year 40 Public Services - 6 subgrantees	CDBG	\$125,067.00	\$125,067.00	\$125,067.00	\$0.00	\$125,067.00
2	Project Year 40 - Public Facilities	Project Year 40 - Public Facilities - 3 Subgrantees	CDBG	\$238,500.00	\$238,500.00	\$157,136.72	\$81,363.28	\$157,136.72
3	Project Year 40 - Housing	Project Year 40 - Housing - 2 Subgrantees	CDBG	\$57,000.00	\$57,000.00	\$57,000.00	\$0.00	\$57,000.00
4	Project Year 40 - Economic Development	Project Year 40 - Economic Development - 1 subgrantee	CDBG	\$21,746.00	\$21,746.00	\$18,001.80	\$3,744.20	\$18,001.80
5	Project Year 40 - Administration	Project Year 40 - General Program Admin	CDBG	\$260,033.00	\$260,033.00	\$223,830.21	\$36,202.79	\$223,830.21
6	Project Year 40 - City Neighborhoods	Project Year 40 - City Neighborhoods - various activities	CDBG	\$325,657.00	\$325,657.00	\$315,657.00	\$10,000.00	\$315,657.00



# Appendix E

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,101,441.58
02 ENTITLEMENT GRANT	889,453.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	251,699.48
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,242,594.06
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,126,721.37
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,126,721.37
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	226,934.85
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,353,656.22
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	888,937.84
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	49,349.02
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	803,153.89
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	264,218.46
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,116,721.37
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	99.11%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2012 PY: 2013 PY: 2014
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	147,516.59
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	147,516.59
32 ENTITLEMENT GRANT	889,453.00
33 PRIOR YEAR PROGRAM INCOME	362,820.67
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(703.59)
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,251,570.08
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.79%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	226,934.85
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(3,104.64)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	223,830.21
42 ENTITLEMENT GRANT	889,453.00
43 CURRENT YEAR PROGRAM INCOME	251,699.48
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,141,152.48
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.61%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	3	476	PY36 Rehab Program - Program Income	14B	LMH	\$14,900.12
2011	3	493	Multi-Unit Residential Rehabilitation	14B	LMH	\$3,349.02
2011	3	503	PY37 Rehab Program - Program Income	14B	LMH	\$127,849.83
2012	3	528	PY38 Rehab Program - Program Income	14B	LMH	\$9,595.51
				14B	Matrix Code	\$155,694.48
2014	3	568	Norwalk Housing Authority - John Shostak Apartments	14C	LMH	\$46,000.00
				14C	Matrix Code	\$46,000.00
2014	6	574	NRA Rehabilitation Admin CN	14H	LMH	\$121,873.00
				14H	Matrix Code	\$121,873.00
Total						\$323,567.48

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	3	473	5741660	City Neighborhoods	03	LMA	\$9,827.63
2011	6	499	5741660	Public Facilities	03	LMA	\$29,933.48
2011	6	499	5760153	Public Facilities	03	LMA	\$12,594.52
2011	6	499	5779676	Public Facilities	03	LMA	\$3,512.27
2011	6	499	5807203	Public Facilities	03	LMA	\$42,896.53
2011	6	499	5824208	Public Facilities	03	LMA	\$410.57
2011	6	499	5833408	Public Facilities	03	LMA	\$7,789.00
2011	6	499	5851606	Public Facilities	03	LMA	\$17,381.77
2013	6	550	5836724	Public Facilities and Improvements	03	LMA	\$3,379.11
2014	6	572	5741660	NRA Public Facilities CN	03	LMA	\$13,365.62
2014	6	572	5760153	NRA Public Facilities CN	03	LMA	\$22,449.70
2014	6	572	5779676	NRA Public Facilities CN	03	LMA	\$21,960.98
2014	6	572	5807203	NRA Public Facilities CN	03	LMA	\$8,694.11
2014	6	572	5824208	NRA Public Facilities CN	03	LMA	\$363.43
2014	6	572	5836724	NRA Public Facilities CN	03	LMA	\$9,202.08
					03	Matrix Code	\$203,760.80
2014	2	566	5760153	STAR Inc - Safety and Energy Improvements	03B	LMC	\$400.00
2014	2	566	5824208	STAR Inc - Safety and Energy Improvements	03B	LMC	\$27,000.00
2014	2	566	5833408	STAR Inc - Safety and Energy Improvements	03B	LMC	\$18,600.00
2014	3	567	5824208	Keystone - Bathroom Remodel at Elmcrest Terrace	03B	LMC	\$11,000.00
					03B	Matrix Code	\$57,000.00
2013	2	539	5735727	Safe House Rehabilitation	03C	LMC	\$23,413.65
2013	2	540	5735727	Roofing Project	03C	LMC	\$16,332.62
2013	2	540	5741660	Roofing Project	03C	LMC	\$2,928.53
					03C	Matrix Code	\$42,674.80
2014	2	564	5779676	Carver Center - HVAC System	03E	LMA	\$2,200.00
2014	2	564	5807203	Carver Center - HVAC System	03E	LMA	\$860.00
2014	2	564	5833408	Carver Center - HVAC System	03E	LMA	\$8,076.72
2014	2	564	5851606	Carver Center - HVAC System	03E	LMA	\$69,155.00
2014	2	565	5741660	SoNoCC - Renaissance Project	03E	LMA	\$92,107.05
2014	2	565	5760153	SoNoCC - Renaissance Project	03E	LMA	\$7,892.95
					03E	Matrix Code	\$180,291.72
2012	2	514	5779676	Ben Franklin NCDP Bathroom Renovation	03M	LMC	\$5,320.00
2012	2	514	5807203	Ben Franklin NCDP Bathroom Renovation	03M	LMC	\$454.79
2012	2	514	5833408	Ben Franklin NCDP Bathroom Renovation	03M	LMC	\$560.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
					03M	Matrix Code	\$6,334.79
2012	6	526	5741660	Brownfields Remediation	04A	LMA	\$2,875.66
2013	6	554	5735727	Brownfields Remediation	04A	LMA	\$537.75
2013	6	554	5741660	Brownfields Remediation	04A	LMA	\$3,173.63
2013	6	554	5760153	Brownfields Remediation	04A	LMA	\$1,122.80
2014	6	575	5760153	NRA Brownfields CN	04A	LMA	\$4,393.29
2014	6	575	5779676	NRA Brownfields CN	04A	LMA	\$4,653.53
2014	6	575	5807203	NRA Brownfields CN	04A	LMA	\$4,974.13
2014	6	575	5836724	NRA Brownfields CN	04A	LMA	\$927.05
					04A	Matrix Code	\$22,657.84
2013	3	555	5833415	PY39 Rehab Program - Program Income	05	LMA	\$703.59
					05	Matrix Code	\$703.59
2014	1	563	5760153	Saturday Academy - Computer Science Project	05D	LMC	\$4,080.00
2014	1	563	5779676	Saturday Academy - Computer Science Project	05D	LMC	\$950.00
2014	1	563	5807203	Saturday Academy - Computer Science Project	05D	LMC	\$3,920.00
2014	1	563	5824208	Saturday Academy - Computer Science Project	05D	LMC	\$6,870.00
					05D	Matrix Code	\$15,820.00
2014	1	561	5760153	F&CA - Project REWARD	05F	LMC	\$6,248.96
2014	1	561	5779676	F&CA - Project REWARD	05F	LMC	\$6,444.24
2014	1	561	5807203	F&CA - Project REWARD	05F	LMC	\$2,306.80
					05F	Matrix Code	\$15,000.00
2014	1	560	5760153	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$6,678.67
2014	1	560	5779676	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$3,668.45
2014	1	560	5807203	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$5,000.00
2014	1	560	5824208	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$6,929.99
2014	1	560	5833408	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$7,722.89
					05G	Matrix Code	\$30,000.00
2014	4	569	5833408	City of Norwalk - Summer Youth Employment Program	05H	LMC	\$18,001.80
2014	4	569	5851606	City of Norwalk - Summer Youth Employment Program	05H	LMC	\$3,744.20
					05H	Matrix Code	\$21,746.00
2014	1	562	5760153	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$935.62
2014	1	562	5779676	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$3,167.41
2014	1	562	5807203	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$2,231.40
2014	1	562	5833408	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$6,165.57
					05I	Matrix Code	\$12,500.00
2014	1	558	5807203	Child Guidance Ctr - APRN	05O	LMC	\$20,400.00
2014	1	558	5833408	Child Guidance Ctr - APRN	05O	LMC	\$9,600.00
					05O	Matrix Code	\$30,000.00
2014	1	559	5741660	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,720.23
2014	1	559	5760153	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5779676	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5807203	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$5,341.02
2014	1	559	5824208	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5833408	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$1,812.25
					05V	Matrix Code	\$21,747.00
2014	6	571	5779676	NRA City Neighborhoods Direct Homeownership Assistance	13	LMH	\$37,040.08
					13	Matrix Code	\$37,040.08
2012	6	525	5741660	Rehabilitation Administration	14H	LMA	\$2,706.62
2013	6	553	5735727	Rehabilitation Administration	14H	LMC	\$706.79
2013	6	553	5741660	Rehabilitation Administration	14H	LMC	\$2,070.50
2013	6	553	5760153	Rehabilitation Administration	14H	LMC	\$3,098.26
2013	6	553	5851606	Rehabilitation Administration	14H	LMC	\$0.02



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					14H	Matrix Code	\$8,582.19
2012	6	523	5741660	Economic Development	18A	LMA	\$669.11
					18A	Matrix Code	\$669.11
2013	6	552	5735727	Economic Development	18B	LMA	\$459.29
2013	6	552	5741660	Economic Development	18B	LMA	\$1,057.88
2013	6	552	5760153	Economic Development	18B	LMA	\$4,931.38
2013	6	552	5779676	Economic Development	18B	LMA	\$567.64
2013	6	552	5807203	Economic Development	18B	LMA	\$5,465.63
2013	6	552	5836724	Economic Development	18B	LMA	\$8,384.15
2014	6	573	5741660	NRA Economic Development CN	18B	LMA	\$18,304.24
2014	6	573	5760153	NRA Economic Development CN	18B	LMA	\$34,935.97
2014	6	573	5779676	NRA Economic Development CN	18B	LMA	\$9,879.29
2014	6	573	5807203	NRA Economic Development CN	18B	LMA	\$5,493.58
2014	6	573	5824208	NRA Economic Development CN	18B	LMA	\$1,344.85
2014	6	573	5833408	NRA Economic Development CN	18B	LMA	\$594.05
2014	6	573	5836724	NRA Economic Development CN	18B	LMA	\$5,208.02
					18B	Matrix Code	\$96,625.97
Total							\$803,153.89

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	3	555	5833415	PY39 Rehab Program - Program Income	05	LMA	\$703.59
					05	Matrix Code	\$703.59
2014	1	563	5760153	Saturday Academy - Computer Science Project	05D	LMC	\$4,080.00
2014	1	563	5779676	Saturday Academy - Computer Science Project	05D	LMC	\$950.00
2014	1	563	5807203	Saturday Academy - Computer Science Project	05D	LMC	\$3,920.00
2014	1	563	5824208	Saturday Academy - Computer Science Project	05D	LMC	\$6,870.00
					05D	Matrix Code	\$15,820.00
2014	1	561	5760153	F&CA - Project REWARD	05F	LMC	\$6,248.96
2014	1	561	5779676	F&CA - Project REWARD	05F	LMC	\$6,444.24
2014	1	561	5807203	F&CA - Project REWARD	05F	LMC	\$2,306.80
					05F	Matrix Code	\$15,000.00
2014	1	560	5760153	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$6,678.67
2014	1	560	5779676	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$3,668.45
2014	1	560	5807203	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$5,000.00
2014	1	560	5824208	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$6,929.99
2014	1	560	5833408	DVCC - Domestic Violence Prevention Through Effective Community Policing	05G	LMC	\$7,722.89
					05G	Matrix Code	\$30,000.00
2014	4	569	5833408	City of Norwalk - Summer Youth Employment Program	05H	LMC	\$18,001.80
2014	4	569	5851606	City of Norwalk - Summer Youth Employment Program	05H	LMC	\$3,744.20
					05H	Matrix Code	\$21,746.00
2014	1	562	5760153	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$935.62
2014	1	562	5779676	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$3,167.41
2014	1	562	5807203	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$2,231.40
2014	1	562	5833408	Norwalk Senior Center - Elder Abuse Prevention Initiative	05I	LMC	\$6,165.57
					05I	Matrix Code	\$12,500.00
2014	1	558	5807203	Child Guidance Ctr - APRN	05O	LMC	\$20,400.00
2014	1	558	5833408	Child Guidance Ctr - APRN	05O	LMC	\$9,600.00
					05O	Matrix Code	\$30,000.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	1	559	5741660	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,720.23
2014	1	559	5760153	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5779676	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5807203	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$5,341.02
2014	1	559	5824208	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$3,624.50
2014	1	559	5833408	City of Norwalk - Neighborhood Improvement Coordinator	05V	LMA	\$1,812.25
					05V	Matrix Code	\$21,747.00
Total							\$147,516.59

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	5	570	5741660	NRA General Program Admin	21A		\$44,379.79
2014	5	570	5760153	NRA General Program Admin	21A		\$42,307.00
2014	5	570	5779676	NRA General Program Admin	21A		\$55,833.45
2014	5	570	5807203	NRA General Program Admin	21A		\$58,872.12
2014	5	570	5824208	NRA General Program Admin	21A		\$22,437.85
					21A	Matrix Code	\$223,830.21
2013	5	551	5735727	Fair Housing Legal Seminars	21D		\$3,000.50
2013	5	551	5741660	Fair Housing Legal Seminars	21D		\$104.14
					21D	Matrix Code	\$3,104.64
Total							\$226,934.85

Public Facilities and Infrastructure

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Number of Households Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Public Services

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new (or continuing) access to a service	806	0	13,115	0	0	0	153	0	0	14,074
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	806	0	13,115	0	0	0	153	0	0	14,074

Public Services (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Households Assisted										
with new (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Economic Development

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Businesses Assisted	0	0	0	0	0	0	20	0	0	20
Of Total										
New businesses assisted	0	0	0	0	0	0	8	0	0	8
Existing businesses assisted	0	0	0	0	0	0	12	0	0	12
Number of business facades/buildings rehabilitated	0	0	0	0	0	0	0	0	0	0
Assisted businesses that provide a good or service to service area/neighborhood/community	0	0	0	0	0	0	20	0	0	20
Total Number of Jobs Created	0	0	0	0	0	0	0	0	0	0
Types of Jobs Created										
Officials and Managers	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Professional	0	0	0	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0	0	0	0
Types of Jobs Retained										
Officials and Managers	0	0	0	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Acres of Brownfields Remediated	5	0	6	0	0	0	0	0	0	11

Rehabilitation of Rental Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	39	0	0	0	0	0	39
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Units										
Made 504 accessible	0	0	0	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0	0	0	0
Created through conversion of non-residential to residential buildings	0	0	0	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Affordable	0	0	0	39	0	0	0	0	0	39
Of Affordable Units										
Number subsidized by another federal, state, local program	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	39	0	0	0	0	0	39
Number of years of affordability	0	0	0	3,861	0	0	0	0	0	3,861
Average number of years of affordability per unit	0	0	0	99	0	0	0	0	0	99
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0

Rehabilitation of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Affordable units	0	0	0	0	0	0	0	0	0	0
Of Affordable Units										
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Owner Occupied Housing Rehabilitation

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	7	0	0	25	0	0	0	0	0	32
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Units										
Occupied by elderly	2	0	0	0	0	0	0	0	0	2
Brought from substandard to standard condition	0	0	0	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Made accessible	0	0	0	0	0	0	0	0	0	0

Homebuyer Assistance

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Households Assisted	0	0	0	0	1	0	0	0	0	1
Of Total:										
Number of first-time homebuyers	0	0	0	0	1	0	0	0	0	1
Of those, number receiving housing counseling	0	0	0	0	0	0	0	0	0	0
Number of households receiving downpayment/closing costs assistance	0	0	0	0	0	0	0	0	0	0

Development of Homeowner Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Affordable units	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
504 accessible units	0	0	0	0	0	0	0	0	0	0
Units occupied by households previously living in subsidized housing	0	0	0	0	0	0	0	0	0	0
Of Affordable Units										
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Housing Subsidies

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Households	0	0	0	0	0	0	0	0	0	0
Of Total:										
Number of households receiving short-term rental assistance (< = 3 months)	0	0	0	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0	0	0	0

Shelter for Homeless Persons

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0	0	0	0

Homeless Prevention

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
that received emergency financial assistance to prevent homelessness	0	0	0	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0	0	0	0