

**PLANNING COMMITTEE
NORWALK COMMON COUNCIL**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: DOUG HEMPSTEAD, CHAIRMAN
DATE: AUGUST 27, 2010
RE: MEETING NOTICE

.....

The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, September 2, 2010 at 6:30 pm, in Room 231 in Norwalk City Hall.
Please Note The Time And Location.

PLANNING COMMITTEE OF THE COMMON COUNCIL

September 2, 2010

6:30 PM

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES – August 5, 2010, Regular Meeting

II. BUSINESS

A. Mill Hill Master Plan

1. Review and consider for advancement to the Common Council for approval the draft Mill Hill Master Plan as proposed by the Norwalk Redevelopment Agency, the Norwalk Historical Society and the Norwalk Historical Commission

B. Greater Norwalk Continuum of Care

1. Review and consider advancing to the Common Council for approval the Greater Norwalk Continuum of Care's request for Certificates of Consistency with the City's Consolidated Plan for programming related to the United States Department of Housing

and Urban Development's pending Super NOFA for programs that combat homelessness and the related recommendations of the Norwalk Redevelopment Agency serving as the City's Community Development Block Grant Administrator

C. Discussion Items

1. Update on the progress of the Norwalk Redevelopment Agency in reviewing the Working Drawings submitted by POKO to the Redevelopment Agency on August 4, 2010
2. Update on the current status regarding the proposed expansion of the Norwalk Enterprise Zone
3. Overview of the progress regarding consolidation of the CDBG related after school educational programming
4. Update on current status of the Analysis of Impediments to Fair Housing Report

IV. NEW BUSINESS

V. OLD BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
AUGUST 5, 2010**

ATTENDANCE: Douglas Hempstead, Chairman; Carvin Hilliard, Laurel Lindstrom, Kelly Straniti, Clyde Mount, John Tobin, Andy Conroy

OTHERS: Richard Bonefant, Bob Maslan, Andrew Kydes, Robert Virgulak

CALL TO ORDER

Mr. Hempstead called the meeting to order at 7:38 p.m.

ROLL CALL

Mr. Hempstead called the roll and introduced the members of the Committee present. There was a quorum present.

APPROVAL OF MINUTES

July 1st, 2010 Regular Meeting

**** MR. TOBIN MOVED THE MINUTES OF JULY 1ST, 2010**

Pg 3, paragraph 2, last sentence: please change the following from: "He said that there had only been a five minute discussion in public session in a Council meeting about this, and an hour and half of discussion in Executive Session." To : "He said that there had only been a five minute discussion in public session in a Redevelopment meeting about this, and an hour and half of discussion in Executive Session."

Pg. 3, paragraph 7, line 2: please change "He said that the fact this was discussed with the Council in Executive Session bothered him." To "He said that the fact this was discussed with the Redevelopment Agency in Executive Session bothered him."

Pg. 3, paragraph 7, line 2: please change: "this would fit within the perimeter of the Executive Session guidelines." To "this would fit within the parameter of the Executive Session guidelines."

**** THE MOTION TO APPROVE THE MINUTES OF JULY 1ST, 2010 AS CORRECTED PASSED UNANIMOUSLY.**

BUSINESS

Update on NEDC/Redevelopment Agency

Mr. Hempstead said that it was his understanding that the Redevelopment Agency would be discussing the issues from the last meeting in the coming week. Mr. Hempstead said that he had requested Mr. Sheehan to come to give an update on the various projects.

Update on 95/7, POKO & Waypointe

Mr. Sheehan came forward and said that he would review the POKO project. It has been less than 3 years since the LDA was executed for this particular project. POKO was to present a conceptual master site plan, which would provide the land use, the height and the mass of the project. The construction plans were the next plans to be presented and would include floor plans for the Phase 1 of project, and the exterior and interior components. Both of these have been completed and presented for approval. The working drawings are the next items and these are inspected for "material changes" and other details. This term is defined in the LDA. Mr. Sheehan then reviewed the details of the definition with the Committee. A third party architect is usually hired and reports back to the Redevelopment Agency and the Planning Committee. He said that the Cecil Group would most likely be reviewing the plans since they had worked on the other portions of the project. The completion of the review is contingent upon how well the plans conform to the previous plans.

Mr. Sheehan then displayed the building plans for the Committee's inspections. He explained that the plans had been submitted on August 4th and no one had the opportunity to review the new plans. He explained that the project had already been approved by Zoning and that the plans would be reviewed by the Redevelopment Agency, Zoning and DPW to insure that all the requirements of the LDA had been met and that everything was consistent with all the previous approvals. Discussion then followed about the details of the plans.

Mr. Hempstead requested a simple timeline spreadsheet. Mr. Sheehan said that with the submission of the building plans, the construction must start within 90 days from the final approval. The original performa for the project had a significant amount of tax credits associated with it. At that time the tax credits were trading at slightly over a dollar. Since then, the tax credits have dropped to around .75¢, which has created a financing gap.

Mr. Sheehan said that these plans were covering Phase 1 and reviewed what was required during this phase.

Mr. Conroy asked about types of housing that would be available. Mr. Sheehan said that he believe it to be a 60/40 split, with the 40% being "affordable". The tax credit rental rate for Fairfield County is very close to the rental rate with less than a \$200 variance.

Mr. Hempstead reiterated his request for a timeline. Mr. Sheehan said that he would email this information to the Committee members.

Mr. Andrew Kydes came forward and said that he would like to comment on the presentation. He stated that the LDA called for construction plans. He said that his concern was with the conveyance of the parking lots at Isaac Street, which happened two years ago. He then said that POKO was receiving the money from the parking meter and would like to know where that money was going. He said that there was a stipulation that no money would be required for the Isaac Street and Leonard Street lots until one year after they opened. He said that this was a disgrace. Mr. Kydes said that the financing needed to be in place or that the developer was in violation of the agreement.

Mr. Robert Virgilak, a real estate broker and life long resident. He said that he had just heard the presentation and was confused as to which plans were actually approved by the Council. Mr. Hempstead said that the basic site plans, with proposed parking areas, landscaping and a break out of how much of the building would be retail, residential and site plans were the items that that Council approved.

Mr. Virgilak had several questions about what those approvals. He repeated his questions as to why the property was turned over to the developer and where the revenue from the lots was going. Mr. Hempstead said that the Parking Authority had taken over the management of the parking lots. Mr. Sheehan said that when the LDA was filed, a site plan was attached. Secondly, there were the Phase 1 construction plans, all of which have been approved by the various legislative bodies. The final submission of the plans is the working drawings, which were submitted on August 4th. The conveyance of the parking lots to the developer were part of the LDA that was agreed to by the City, the Redevelopment Agency, and POKO. Mr. Sheehan then reviewed the details of the conveyance to POKO. Mr. Virgilak asked how much the conveyance fee was. Mr. Sheehan said that it was one hundred thousand dollars. Mr. Virgilak said that the parcel was worth 7 million dollars. Mr. Sheehan explained that the City had wanted to build on top of the parking resources, but that the actual surface parking lot was only worth 2 million.

Mr. Hempstead commented that the developer was currently paying property taxes on the parcel and that when the Parking Authority took it over and to the best of his knowledge, the lot was barely breaking even at that time. Mr. Sheehan said that he could get that information to the Committee members. Mr. Hempstead said that this would be appreciated.

Mr. Conroy asked if the seven million dollar figure for the parking lots was accurate. Mr. Sheehan repeated that the value of surface parking was about 2 million, but that when the additional structured parking is added, the increased parking spaces would increase the

amount. Mr. Sheehan said that one aspect that had a significant cost was that the developer was required to replace the parking. There are a series of default conditions in the LDA. From a development standpoint, the independent pieces are not as important as a whole. The entire project is necessary to have the critical mass needed to make the development successful.

The discussion then moved to Waypointe. Mr. Sheehan said that the developer has paid the taxes and owns 85% of the area for the property. The developers are currently looking for a footing to get through Phase 1 of their projects. The City can not assist the developers during these difficult economic times, so the developers are focused on revising Phase 1 of their project in order to move forward. The Council and the Committee may see some revised plans for their Phase 1 projects. He said that he expected the developers were working on developing retail and residential units in the first stage of the Project.

Mr. Hempstead asked about the status of the five million bond that the State had issued for this project. Mr. Sheehan then read the statement from the State regarding this. The way that the language is worded the State has the option to withdraw the funding for any reason at any time. Mr. Hempstead said that it would be important to remember that if the State pulled those funds, it would not only be a loss for the developer, but that the City would lose the benefits of the 5 million that the State was willing to invest in Norwalk.

Mr. Conroy asked what the next major milestone was that would be achieved. Mr. Sheehan reviewed the steps, which included a letter that would be delivered to the Council. He said that he did not believe that there was any resolution needed. There is no executed plan for the project, so there is no master development agreement or timeline. The developer must build in accordance with the City's development plan. Discussion then followed about the amount of property that the developer had acquired for the development and the level of financial involvement of the City.

The discussion then moved to the 95/7 project. Mr. Sheehan then gave an overview of the public infrastructure component for 95/7. He then reviewed the completed components such as the Pine Street connection and the Reed Street underpass.

Regarding the addition of the lanes on West Avenue, the curbing will be removed shortly and the traffic will be able to utilize the new lanes. There were concerns about the trees that had been planted after the planting season. They will be removed and replanted in the fall. The utility work is ongoing. Yankee Gas has just about completed their portion of the project, which included relocating a gas regulator. SNEW had difficulty with installing a duel system for King Chemical. The duct work for SNEW is ongoing on the west side of West Avenue in front of Walgreens.

Another challenge is the fact that there are 30 mast arms required for traffic signals. The State is requiring higher standard for the mast arms than what the original specs were in the RFPs. Also the State wants to have signage with the same dimensions as those on the highway. The Redevelopment Agency does not agree with these items.

Mr. Hempstead said that he had asked what would constitute "start of construction". Mr. Sheehan said that he would provide the Committee with the relevant portions of the agreement that would address this. He said that the infrastructure was moving forward and should be completed by the middle of next year. He said that currently until the available Office Space Class A stock recedes somewhat, Spinnaker is working on moving the project forward by developing a concept for Parcel 4. At this time, the density of the parcel will be much less than previously expected. Mr. Sheehan then indicated how this would be done on a site plan.

Mr. Tobin asked when Reed Street would open. Mr. Sheehan said that there was a drainage issue on Reed Street that would require repaving, so when the repaving is done on Crescent, the small section of Reed Street will also be done. This should be accomplished in four weeks.

UPDATE on CDBG Education Grant

Mr. Sheehan said that the Committee had expressed a desire to develop a more comprehensive after school program. This would be accomplished by having difference agencies focused on specific aspects and coordinated the enhanced training provided by one vendor. Enhancement training would include something such as college prep, or academic support. Mr. Sheehan reviewed the details of the financing. Since the Agency has already been awarded the grant funding, the Agency could act as the fiduciary, but the CDBG funds are reimbursable, so the various programs would have to come up with the money for the program. Mr. Sheehan said that he would describe this as a work in progress for the first year. He pointed out that most of the funding would be going to the vendor who would be enhancing the programs.

OTHER BUSINESS

Mr. Tobin said that he had a question about Ben Franklin Gardens. He said that there had been some confusion about the mortgages. Mr. Sheehan gave a brief overview of the four potential options for the tenants. Mr. Hilliard said that he had attended at least four of the meetings about this and Mr. Carney had explained the four options with the tenants very clearly. He said that most of the tenants were "pleasantly surprised" with the options. Discussion followed.

Mr. Mount asked how the infrastructure was factored into the equations when almost a thousand units of residential housing were added to the housing stock. Mr. Sheehan gave

a brief overview of the formula. Mr. Sheehan said that he felt that Class A Office was the best use of the land since the personal property tax was also collected, and there were no students to add to the educational population.

ADJOURNMENT

**** MR. MOUNT MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services



NORWALK **DEVELOPMENT AGENCY**
norwalkredevelopmentagency.com

CHAIRMAN
Emil Albanese

COMMISSIONERS
Felix R. Serrano
Lisa M. Cooper
Randy Napoletano
Lori Torrano

EXECUTIVE DIRECTOR
Timothy T. Sheehan

**TO: THE PLANNING COMMITTEE OF
THE NORWALK COMMON COUNCIL**

FROM: NORWALK REDEVELOPMENT AGENCY

DATE: AUGUST 26, 2010

RE: MILL HILL MASTER PLAN

Attached for your review is the semi-final draft of the Mill Hill Master Plan. The largest public green space within the *Wall Street Redevelopment Plan* area, Mill Hill is an important public asset for Wall Street's future. In recognition of that fact, the Redevelopment Agency funded and administered a master plan process for Mill Hill in conjunction with representatives from the Norwalk Historical Commission, the Common Council, and the Norwalk Historical Society, providing you with periodic updates on the plan's progress and early drafts.

The Mill Hill Master Plan ('plan') is now complete, and is doing one last round of reviews among the boards and commissions with jurisdiction over the property for feedback before seeking approval of the Common Council. I will provide a brief presentation on the plan at your upcoming meeting and try to answer any questions about it that you may have.

ACTION: If no outstanding questions remain, the Agency seeks your committee's advancement of the plan to the Common Council for approval.

MASTER PLAN

The Mill Hill Historic Site, Norwalk, Connecticut

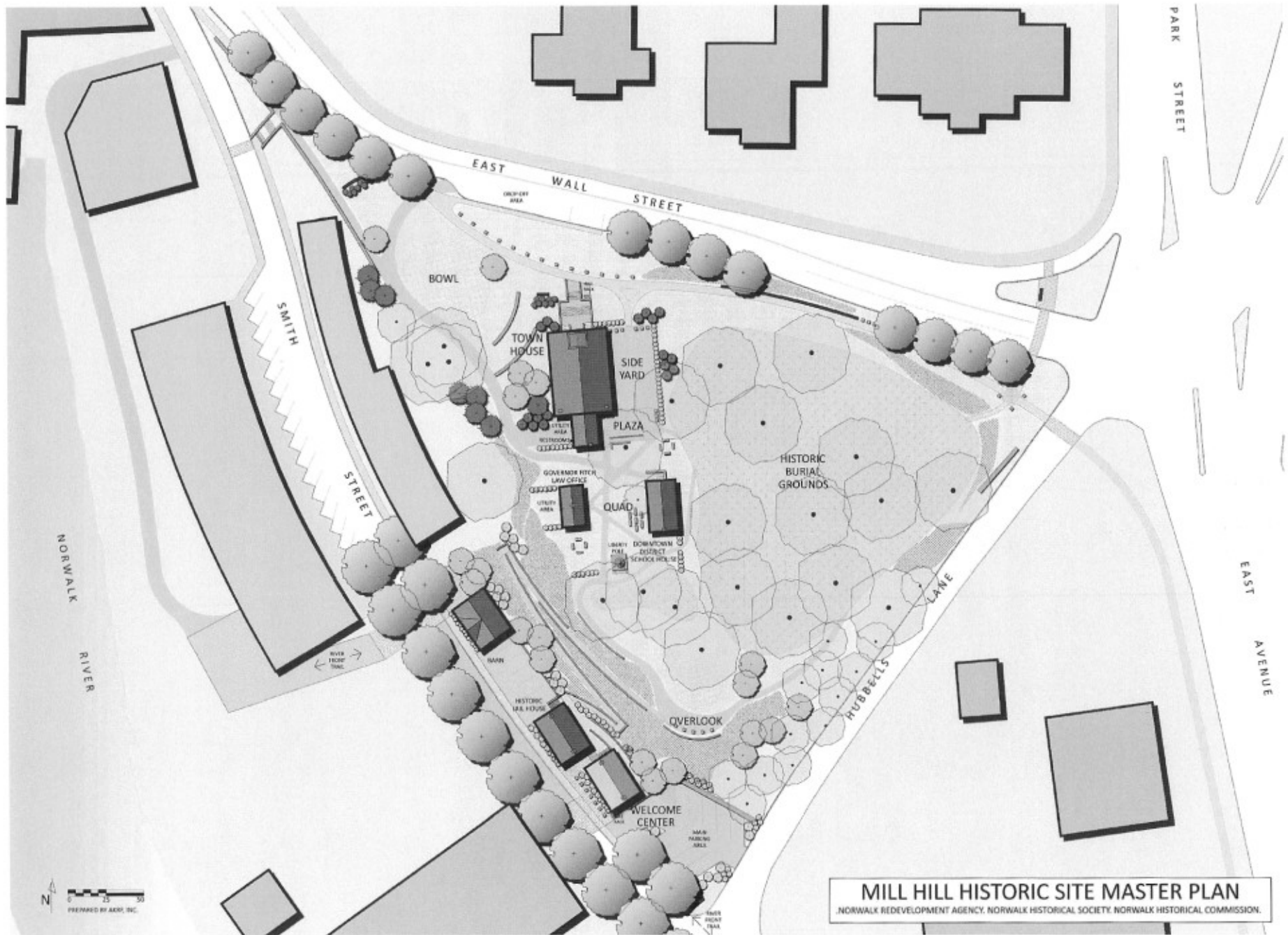
APRIL 2010

Norwalk Redevelopment Agency

Norwalk Historical Society

Norwalk Historical Commission

Prepared by: AKRF/Museum Insights



Mill Hill Master Plan
Phase II Site Master Plan
April 2010

Prepared by: AKRF/Museum Insights

Project Schedule

Mill Hill Master Plan
AKRF/ Museum Insights

	COORDINATION MEETING	STATEMENT OF UNDERSTANDING		STAKEHOLDER MEETINGS		SITE INVENTORY/ANALYSIS REPORT		STAKEHOLDER SUMMARY REPORT	COORDINATION MEETING		MASTER PROGRAM PLAN	COORDINATION MEETING						SCHEMATIC CONCEPT PLAN	PRESENTATION/ FEEDBACK	COORDINATION MEETING							SITE MASTER PLAN	PRESENTATION/ FEEDBACK
	*	+		□		+		+	*		+	*						+	□	*							+	□
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24				
	Phase I: Design Program Development																											
Project Start-Up	*	+																										
Information Gathering						+																						
Stakeholder Input/ Idea Generation				*																								
Stakeholder Summary Report								+																				
Design Program Report									*		+								□									
													Phase II: Site Master Plan Development															
Schematic Concept												*					+											
Master Plan																			*						+	□		
Steering Committee Coordination Meeting	*																											
Deliverables	+																											
Stakeholder Input/Feedback	□																											

Table of Contents

- I Illustrative Master Plan
- II Narrative Description
- III Descriptive Diagrams
 - Vegetation/ Planting Diagram
 - Functional Space and Signage Diagram
 - Schematic Topographic Plan
 - Project Definition Diagram

II Narrative Description

The Master Plan creates a variety of defined spaces which can be programmed for public activities, provide settings for temporary exhibits, or be leased out for private functions.

There are two new *functional spaces* immediately adjacent to the Town House. Immediately to the east of the structure is the **Side Yard**, which may be paved with gravel or stone dust, and provides a flexible space for gatherings and temporary exhibits. Alternately, this space may be used as a colonial-garden area with small plots for vegetables and herbs separated by gravel walkways. The **Town House Plaza** is a gently sloping paved area to the southeast of the structure. This area can accommodate a temporary tent, and can be used as exhibit space or as a gathering/seating area for Little Red Schoolhouse program.

The **Quad** is the open space formed by the existing historic structures that continues to function as an instructional/interpretive space. It is redesigned with an understated pathway system along logical pedestrian desire-lines.

To the south of the Quad, a pathway leads to the **Overlook**. This area is partially paved for use as a gathering space, exhibit space, or passive recreation space. The Overlook area may also provide an opportunity for casual food service by an outside vender using temporary, movable seating and tables.

Visible from East Wall Street and northwest of the Town House is the **Bowl**, a lawn area with grasscrete or loosely-placed pavers at its center low point. The change in elevation provides an opportunity to create a naturalistic amphitheater-type space for small performances. Low retaining walls and the sloping lawn leading up to the western walls of the Town House provide informal seating.

On the Lower Site, the southern end of **Smith Street** functions as a portion of the **Riverfront Trail** due to the need to detour from the water's edge at functioning industrial areas. Sidewalks and special paving are provided to announce the new **Mill Hill Welcome Center/Administrative Building**. Paved areas for flexibility of uses are provided to the west of the new structure and to the south of the Barn. Immediately north of the Barn, through the use of special paving and directional signage, the pedestrian is redirected across Smith Street to the water's edge

East Wall Street/East Avenue

The East Wall Street roadway has been redesigned. While recognizing the need to accommodate turning vehicles, stacking of vehicles and general traffic flow, the width of the road and number of vehicle lanes has been minimized. The new roadway varies from four lanes at the east end, two lanes plus a drop-off area in the center and three lanes at the west end of the Mill Hill property. The excess area from the roadway has been incorporated into the pedestrian space within the right-of-way to allow for a safer and more attractive pedestrian

pathway, as well as ADA-compliant accessibility to the Mill Hill Site. The sidewalk along the south side of East Wall Street has been relocated southward to bring pedestrians closer to the Town House and provide a buffer between pedestrians and vehicular traffic. The drop-off area incorporates one ADA-compliant parking space.

The **crossing of East Wall Street** at the East Avenue intersection is made safer through the minimization of crossing distance, a clearer definition of the pedestrian crossing area, and a change in pavement which calls drivers attention to potential pedestrian presence. A more substantial island at the east end of East Wall Street provides a safe pedestrian refuge, planting, and signage. Depending on the specific requirements of a municipal **bus or city circulator**, a designated stop could be provided either in the drop-off area or at the southwest corner of the East Wall Street/East Avenue intersection.

Circulation

The **pedestrian circulation on the Upper Site** is created through a system of pathways and spaces. With the exception of the Burial Grounds, the Upper Site pathways are designed to be ADA compliant with a maximum slope of 5% and paved with material such as asphalt or stabilized stone dust. Within the Burial Grounds a pathway will be defined by occasional mowing along a designated route, through a field of low grasses and wildflowers,

A **pathway between the Upper and Lower Sites** is created through the use of a switch-back trail. The construction of this trail may require a number of low retaining walls (max. 3 to 4 feet high) and safety railings depending on intent and extent of the trail's use. The pathway transitions a decline of approximately 23 feet with a slope which will not exceed 9% in any location.

The **main parking area** is located on the Lower Site at the corner of Hubbells Lane and Smith Street, adjacent to the new administrative building. This area provides nine parking spaces, including one ADA-compliant space. There is an ADA-compliant ramp leading from the Lower Site parking area to the 2nd story entrance of the Jail. Supplemental overflow parking is provided by two paved areas located to the north and south of the Barn, which provide an additional eight parking spaces.

The Upper Site "drop-off area" provides regulated temporary parking along with one ADA-compliant space. The pathway leading from the drop-off area to the southwest corner of the Town House is graded at 5% to eliminate the need for a ramp structure for accessibility to the Quad and the Town House. **Emergency and Delivery Vehicle Access** to the Quad will also be accommodated by this 10 foot-wide pathway. The selection of paving material for this path should recognize the essential, but occasional, use by vehicles.

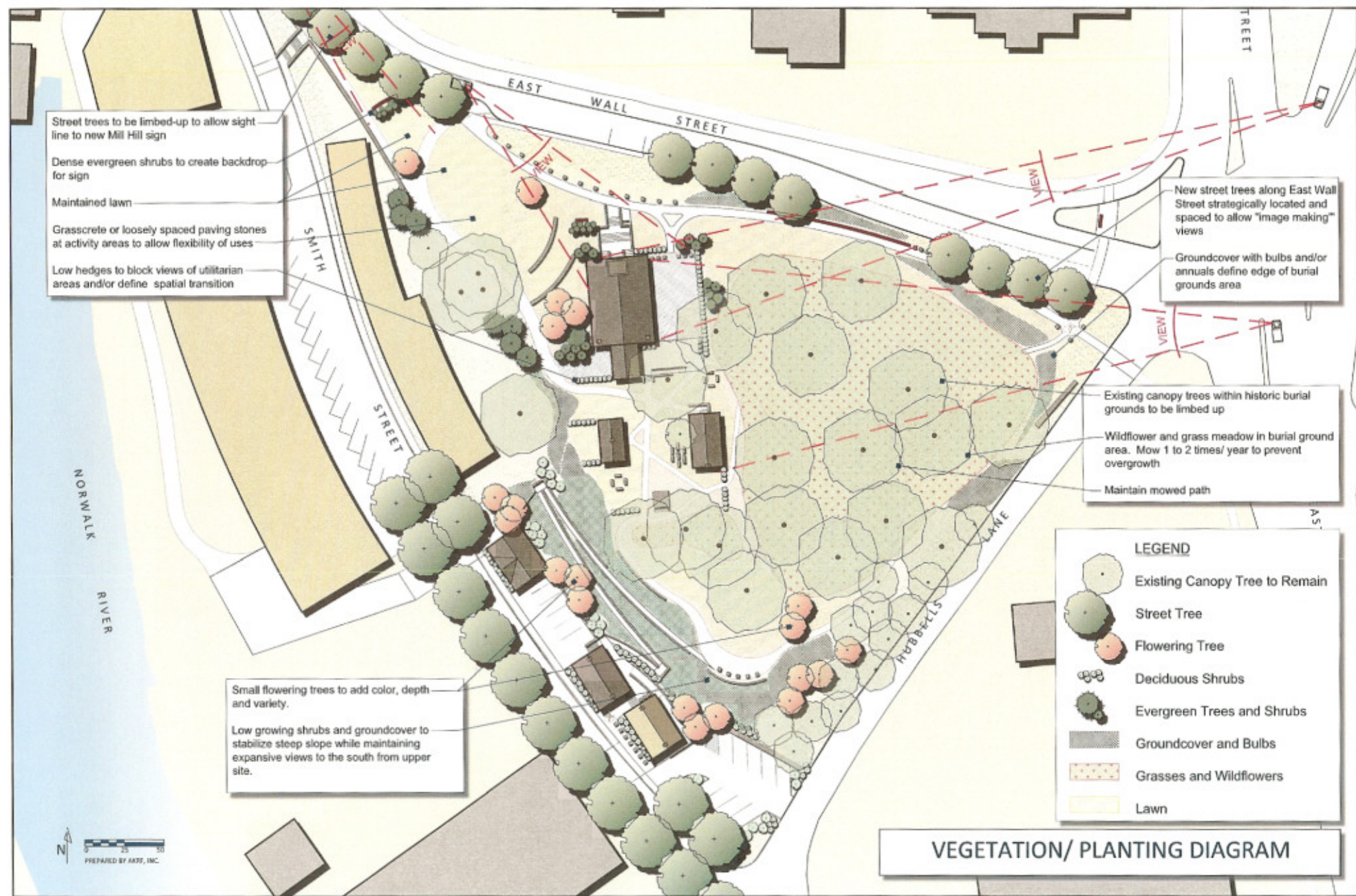
Signage

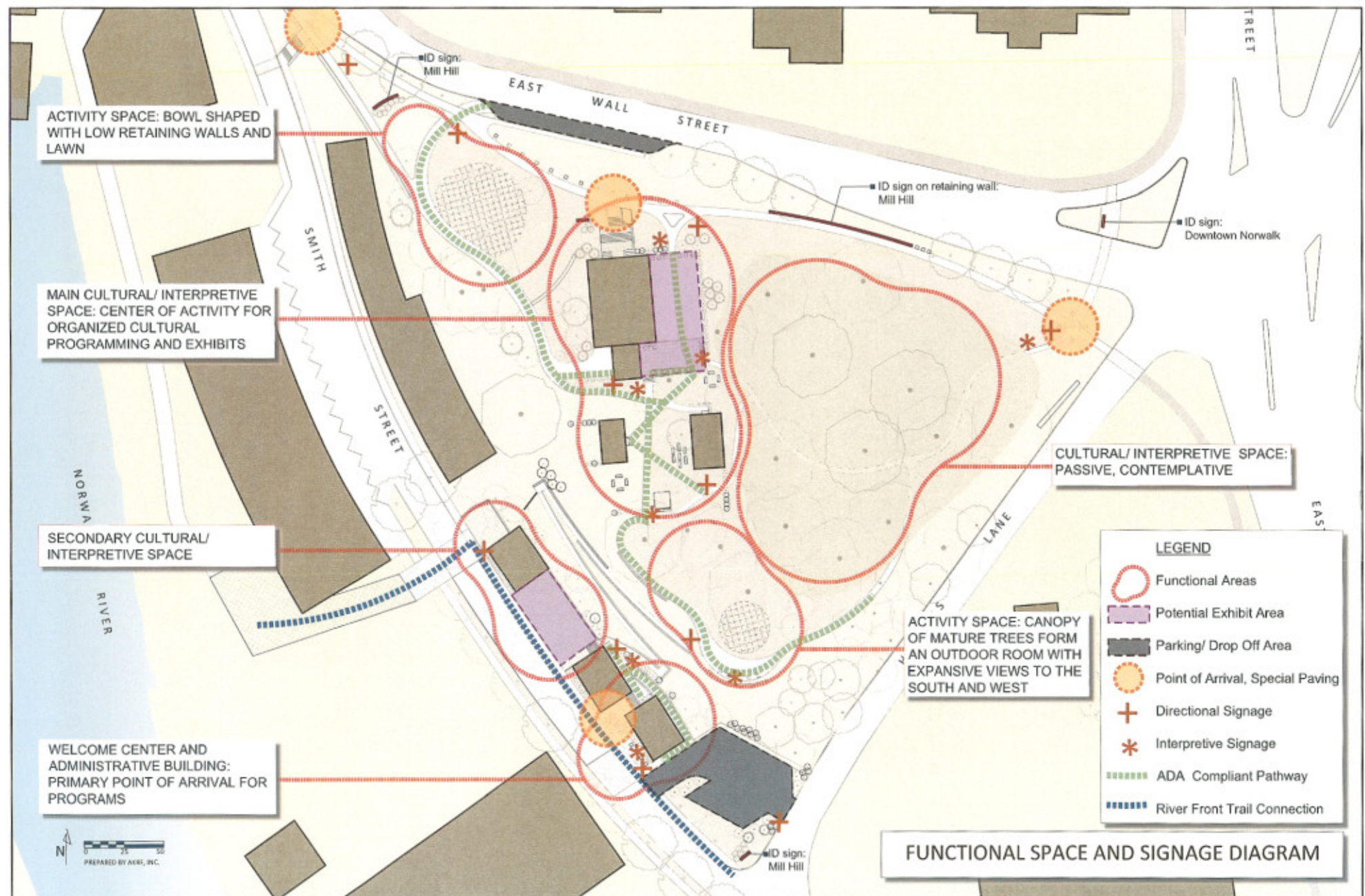
Identification and Place-Making Signage is introduced to enhance the recognition of Mill Hill as an historic site and public space. A highly visible area for a sign identifying the site is created by a 2-foot-high retaining wall located along East Wall Street. The traffic island at the east end of East Wall Street creates an ideal location for signage signifying entry to Downtown Norwalk or the Wall Street District. Other signage announcing the site is located at the corner of Hubbles Lane and Smith Street, and at the pedestrian approach from the west along East Wall Street. At each designated *arrival location* a special design, perhaps a north arrow, in the paved area will signify entry to the Mill Hill Site.

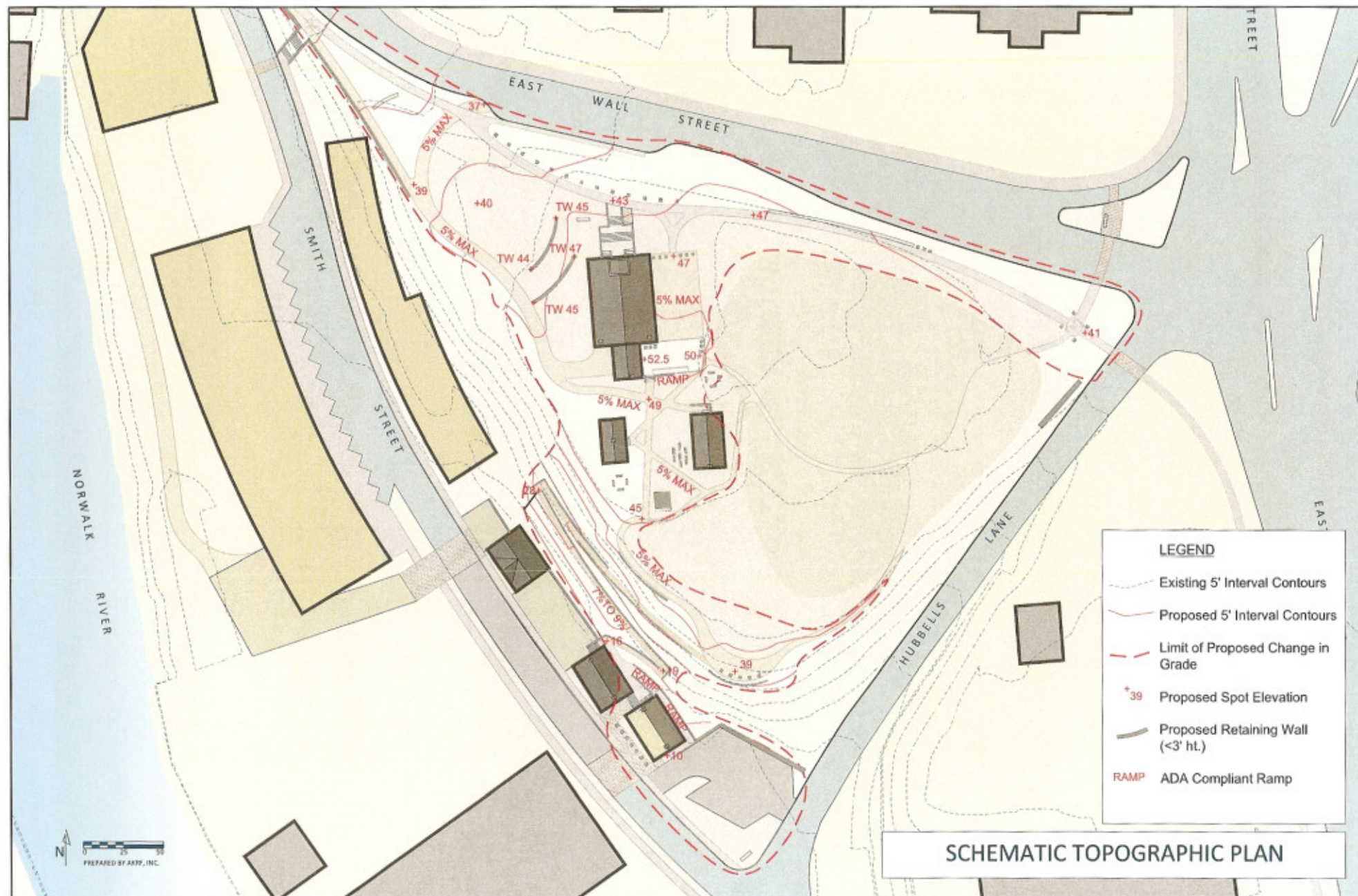
Way-Finding Signage is strategically located throughout the site; see the Site Function diagram for suggested locations. *Interpretive signs* are located in a maximum of five selected locations throughout the site—the Burial Grounds, the Quad, the Overlook, the Lower Site, and north of the Town House. See the Site Function diagram.

Miscellaneous Design Elements

In various locations throughout the site are 2 ½ to 3 foot cube-like bollards. These could be constructed with concrete or stone to provide **casual seating** as an alternative to manufactured benches. **Bike racks** are located in two locations—at the southwest corner of the new administrative building and to the north of the Town House adjacent to the sidewalk. **Restrooms** for public use remain at their current location within the Town House. Reconstruction of these restrooms will be required to provide ADA-compliant accessibility. The redesign of the restrooms should provide access directly from the exterior of the building at the southwest corner of the Town House.



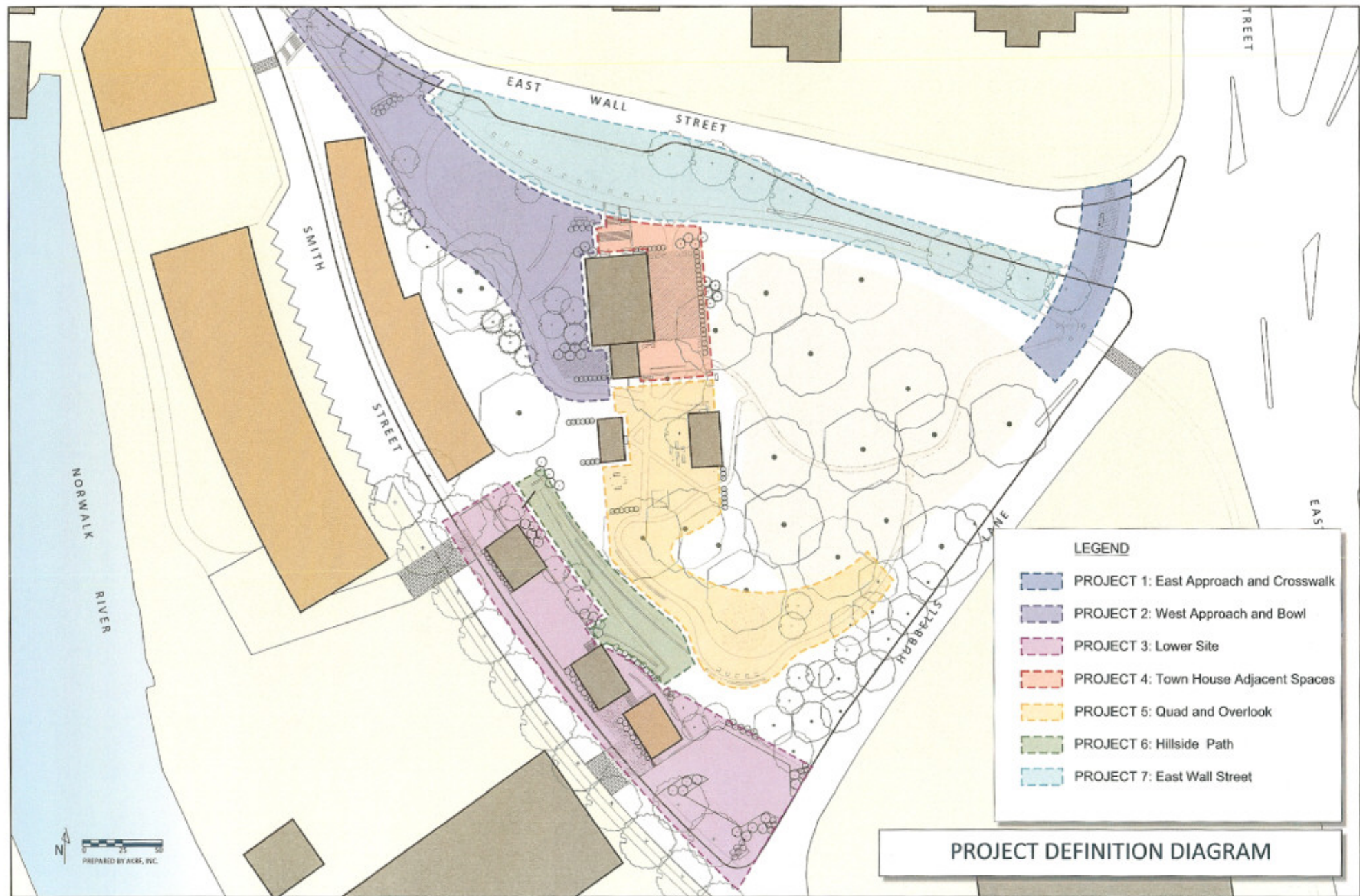




LEGEND

- Existing 5' Interval Contours
- Proposed 5' Interval Contours
- Limit of Proposed Change in Grade
- +39 Proposed Spot Elevation
- Proposed Retaining Wall (<3' ht.)
- RAMP ADA Compliant Ramp

SCHEMATIC TOPOGRAPHIC PLAN



NORWALK DEVELOPMENT AGENCY

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: NORWALK REDEVELOPMENT AGENCY

DATE: AUGUST 25, 2010

**RE: REQUEST FOR CONSOLIDATED PLAN CERTIFICATE OF CONSISTENCY
– GREATER NORWALK CONTINUUM OF CARE**

BACKGROUND

The Greater Norwalk Continuum of Care (CoC) is comprised of local and regional service providers who are dedicated to addressing the needs of the area's homeless population and those households threatened by homelessness. The CoC derives funding from multiple programs offered by the U.S. Department of Housing and Urban Development (HUD). Each year HUD publishes a Notice of Funding Availability through which it solicits proposals from CoC's from throughout the nation for the use of funding to combat homeless. Much of this funding is provided to 'renew' or continue funding existing CoC-administered initiatives. HUD will permit the CoC to submit one (1) application to utilize 'bonus' funds. The Greater Norwalk CoC is required to include an executed Certificate of Consistency with Norwalk's Consolidated Plan (ConPlan) with its applications in response to the HUD SuperNOFA. The Agency is presenting the requested Certificate for approval by the Planning Committee and ultimately the Norwalk Common Council.

The Agency is seeking the authorization that will permit the Mayor to execute the Certificates, which must accompany the CoC's pending response to the HUD SuperNOFA. Note, HUD has yet to release the SuperNOFA. Therefore the Agency seeks Council authorization of a Certificate for each proposed project.

SUMMARY OF PROJECTS

Below please find a listing of those projects that will serve as the basis of the CoC's response to the pending HUD SuperNOFA.

Agency	Project Name	Amount	Type
IHA d/b/a Homes With Hope	86 Saugatuck Avenue	\$ 49,693.00	New
Norwalk Emergency Shelter, Inc.	129 South Main Street	\$ 47,830.00	Renewal
United Way of Coastal Fairfield County	HMIS	\$ 113,966.00	Renewal
Family & Children's Agency (FCA)	Homeless Support Services	\$ 146,176.00	Renewal

Hall-Brooke Behavioral Health Services	Homestead Residential Services	\$ 309,029.00	Renewal
Mid-Fairfield AIDS Project (MFAP)	Independent Living Program 1	\$ 123,200.00	Renewal
MFAP	Independent Living Program 2	\$ 24,700.00	Renewal
MFAP	Independent Living Program 3	\$ 24,700.00	Renewal
Norwalk Housing Authority	Greater Norwalk PILOTS Initiative	\$ 172,800.00	Renewal
State of CT Dept. of Mental Health and Substance Abuse Services	Norwalk Shelter Plus Care	\$ 438,552.00	Renewal

CONSISTENCY WITH CONSOLIDATED PLAN

The projects associated with the CoC's application response to the HUD SuperNOFA are consistent with the City's newly adopted ConPlan. All such projects are designed to provide housing and support services to homeless individuals or individuals at risk of homelessness. In so doing these projects address multiple elements of the City's ConPlan. Specifically, such projects respond to *Goal One*, or the *Housing Pathway*, found on page 18 of the ConPlan, which identifies the need to support efforts to stabilize or reduce housing costs. These projects are also responsive to *Goal Three*, or the *Household Stability Pathway*, found on page 19 of the ConPlan, by supporting efforts to ameliorate the impacts of the current economic downturn on Norwalk's families. As stated in the ConPlan's *Homeless Needs* narrative on page 89, homeless families and individuals require access to supportive services '...in order to make the transition to independent living and to address other problems, including substance abuse or mental illness'. The Continuum projects play a vital role in providing continued and increased access to mental health services and basic needs for Norwalk's homeless families and individuals.

ACTION REQUESTED

The Agency, operating as the City's CDBG Administrator, deems these activities to be consistent with the City's current Consolidated Plan and seeks Council approval for the Mayor to execute the required Certificates of Consistency on behalf of the Greater Norwalk Continuum of Care's pending response to the U. S. Department of Housing and Urban Development SuperNOFA.

Appendix – Summary of Greater Norwalk Continuum of Care Activities

Organization Interfaith Housing Association/Homes with Hope
Name of Activity: 86 Saugatuck Avenue
Amount of Request \$ 49,257.00

Interfaith Housing Association (IHA) is applying to HUD for the bonus funds in the 2010 SuperNOFA, \$49, 257 to be used for the acquisition of a property in Westport at 86 Saugatuck Avenue. This property is contiguous to one of the agency's existing supportive housing programs, Homes with Hope, now called Saugatuck Apartments (90, 92/94 and 98 Saugatuck Avenue). The 3-bedroom single family home will benefit from the existing supportive housing program funds and will be used for a chronically homeless family.

Organization Norwalk Emergency Shelter
Name of Activity: Permanent Supportive Housing Program/129 South Main Street
Amount of Request: \$ 47,830.00

The Norwalk Emergency Shelter, Inc. is applying to HUD to continue its Permanent Supportive Housing Program (PSHP) for those individuals residing at 129 South Main Street. This building has two studio apartments; each apartment has a private bathroom and kitchen, and houses two residents. Additionally, there is a five-bedroom apartment that accommodates five individuals. This NES program assists chronically homeless individuals who have a history of mental illness or alcohol and substance abuse or are infected with HIV/AIDS. These individuals are provided the opportunity to move out of the emergency shelter or transitional housing and into a permanent supportive housing environment. Residents receive case management and referral services that help them to maintain housing and increase their self-sufficiency.

Organization: United Way of Coastal Fairfield County
Name of Activity: Homeless Management Information System
Amount of Request: \$114,000

The United Way of Coastal Fairfield County will serve as the fiduciary for this application on behalf of the CoC. Funds will allow the partners to access HUD's Homeless Management Information System (HMIS). HUD has mandated that agencies which receive HUD funds must enter client data into a client management system. Use of HMIS will allow service providers to plan and implement client services, expedite linkages to housing, benefits and services, identify gaps in the current services delivery system and provide an accurate count of the homeless individuals in the Norwalk and surrounding area. The funds are for annual user license fees, technical support, training of new users and the purchasing of new computer equipment to upgrade old systems to have the capacity to operate the Service Point program.

Organization Family & Children's Agency
Name of Activity: 40 South Main Street/Community Connections Support Services for the Homeless
Amount of Request \$139,216

The Family & Children's Agency will utilize HUD funds to continue offering supportive services programming for homeless and formerly homeless individuals. These services include case management, vocational rehabilitation and employment opportunities for formerly homeless residents at 40 South Main Street and vocational services to homeless individuals participating in FCA's Community Connections program on Water Street.