

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**

**125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: NICHOLAS KYDES, CHAIRMAN
DATE: APRIL 9, 2013
RE: MEETING NOTICE

.....
A Special Meeting of the Planning Committee of the Common Council will be held on
Monday, April 15th, 2013 at 6:30 p.m. in Room 231 of Norwalk City Hall.
Please Note the Time And Location.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
April 15, 2013
6:30 PM**

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. BUSINESS

**A. WASHINGTON VILLAGE/SOUTH NORWALK CHOICE
NEIGHBORHOODS TRANSFORMATION PLAN**

1). Review Washington Village/South Norwalk Choice
Neighborhoods Transformation Plan

II. OLD BUSINESS

III. NEW BUSINESS

ADJOURNMENT

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL
FROM: MARYGRACE WEBER, SPECIAL PROJECTS MANAGER
DATE: APRIL 10, 2013
**RE: WASHINGTON VILLAGE/SOUTH NORWALK CHOICE NEIGHBORHOODS
TRANSFORMATION PLAN**

SUMMARY

In March of 2011, the Norwalk Housing Authority was awarded a \$250,000 Choice Neighborhoods Planning Grant by the U.S. Department of Housing and Urban Development (HUD) to develop a comprehensive plan to transform and revitalize the Washington Village neighborhood. This plan, a draft of which was submitted to HUD at the end of last month, lays the framework for sustainable mixed-income development that will transform Washington Village from an aging and distressed public housing site into an economically diverse, high-opportunity neighborhood. The Transformation Plan, once finalized, will serve as the basis for the Norwalk Housing Authority's application for a Choice Neighborhoods Implementation grant which would provide up to \$30 million to carry out the recommendations outlined in the Transformation Plan.

BACKGROUND

The draft Transformation Plan (attached) is the product of a broad-based and participatory planning effort that has involved Washington Village and other South Norwalk residents, the Norwalk Housing Authority, City departments, the Redevelopment Agency, Norwalk Community College, the Board of Education, and representatives of numerous churches and community organizations.

The draft Transformation Plan is a comprehensive roadmap that focuses on the four components of housing, neighborhood, people and education. The plan calls for replacing the existing 136 public housing units with 273 units that will include 50% public housing, 25% workforce housing and 25% market rate units.

The plan proposes 23 key strategies by which to achieve the goal of creating and sustaining access to opportunity to all households who reside, or will reside, in the Washington Village/South Norwalk neighborhood. These include:

Housing Strategies

- Replace the public housing units one-for-one in the South Norwalk neighborhood
- Create a sustainable mixed-income community with public and non-public housing units
- Design new development in accordance with Transit-Oriented Development design guidelines

- Provide unit and site amenities that will attract a broad range of incomes
- Create a new and inviting residential community that is safe for all families
- Employ 'green' design standards for energy-efficiency and health and wellness of residents
- Maximize accessibility and visitability of the units and facilities in the new development

Neighborhood Strategies

- Continue implementation of the Transit-Oriented Development strategies
- Mitigate flooding in the neighborhood
- Implement public safety initiatives
- Enhance open space and recreational opportunities
- Proactively address substandard building conditions and code violations
- Preserve affordable housing opportunities
- Promote economic development and growth

People Strategies

- Provide individualized strengths-based and family driven case management services in a culturally competent way
- Promote employment, training and asset building
- Provide economic opportunities for low- and very low-income persons through Section 3 hiring and contracting
- Improve overall health and wellness
- Minimize displacement and disruption caused by relocation

Education Strategies

- Build a Learning Community in which all residents embrace the pursuit of high quality education and are engaged in educational learning opportunities
- Connect children ages 0 to 5 to high quality early childhood education opportunities that lead to successful health, social-emotional, and educational outcomes
- Ensure children have access to high quality education from kindergarten through high school
- Engage youth and young adults in supplemental and continuous education opportunities to prepare for college and career success

The draft plan, for which a public hearing is scheduled on May 1st (notice attached) and which is currently under review by HUD will be revised based on feedback received and a finalized Transformation Plan will be submitted to HUD on or before June 30th, 2013. This submission will form the basis for the Norwalk Housing Authority's application for a Choice Neighborhoods Implementation Grant of up to \$30 million that would enable it to carry out the strategies outlined in the Transformation Plan. If and when HUD issues a Notice of Funding Availability (NOFA) for implementation funding, NHA and its key stakeholders will need to prepare the application and secure funding commitments to leverage the federal funds.

REQUESTED ACTION

Review Washington Village/South Norwalk Choice Neighborhoods Transformation Plan



Washington Village/ South Norwalk Choice Neighborhoods Transformation Plan



DRAFT

December 28, 2012



Norwalk Housing Authority, Lead Applicant
EJP Consulting Group, Planning Coordinator

Washington Village/South Norwalk Choice Neighborhoods Transformation Plan

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December 28, 2012

DRAFT

Chapter I



Executive Summary

Choice Neighborhoods Transformation Plan for
Washington Village/South Norwalk

DRAFT
December 28, 2012

Chapter I: Executive Summary

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Exhibits

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- Exhibit I-2. Key Strategies for the Transformation Plan
- Exhibit I-3. Development Plan
- Exhibit I-4. Summary of Neighborhood Improvements

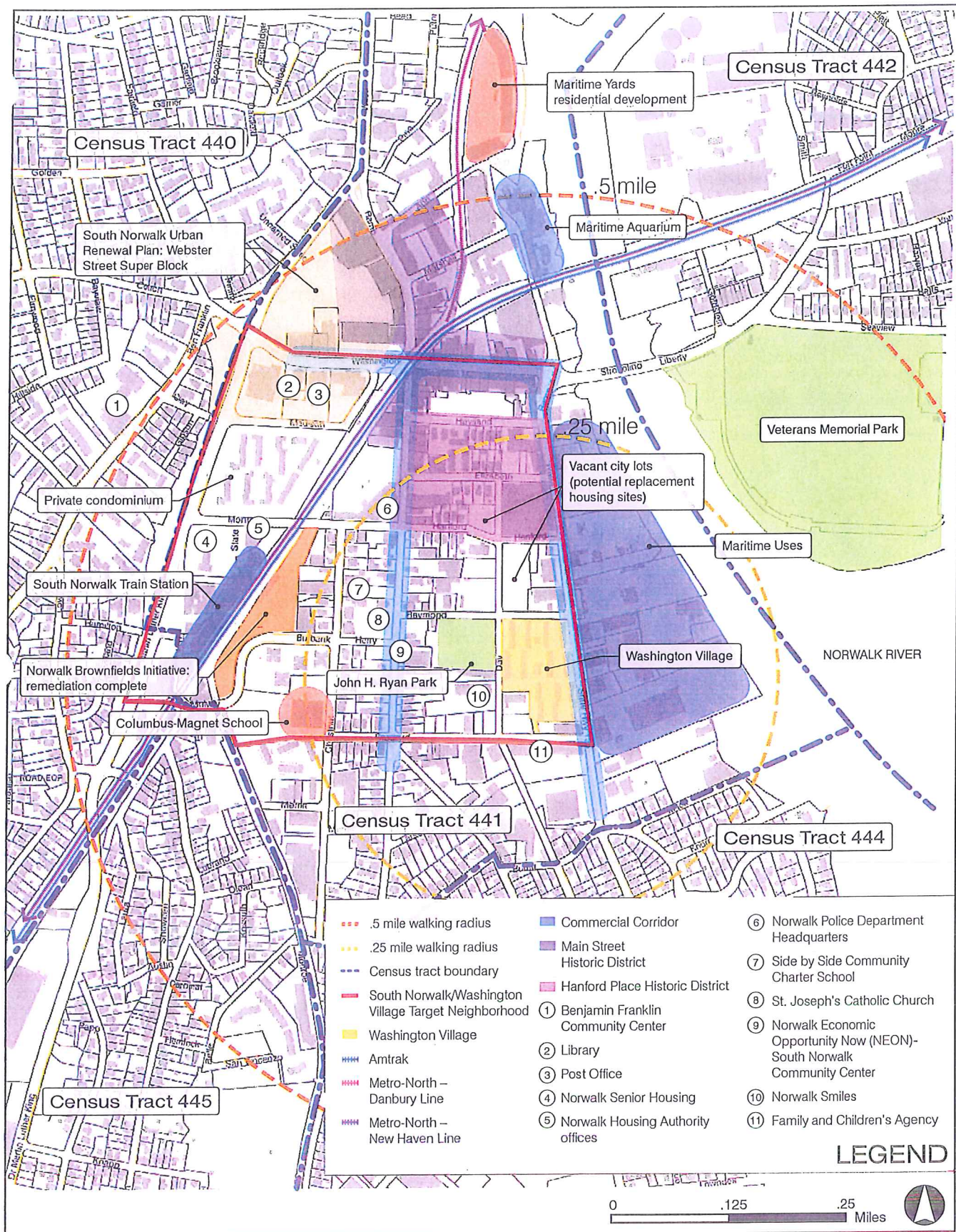


Exhibit I-1. Washington Village/South Norwalk Target Neighborhood

Source: 2010 CNI Planning Grant Application for Washington Village/South Norwalk

Chapter I

Executive Summary

The South Norwalk neighborhood stands on the edge of significant change. The Washington Village/South Norwalk Choice Neighborhoods Transformation Plan is a roadmap for managing this change in a way that serves the residents of this important neighborhood, building a better future for those who live here now and welcoming new residents who will help bring new vitality to the area. The pages that follow highlight the gaps between South Norwalk as it exists today and the rest of the Norwalk community – in terms of housing quality, levels of poverty, safety, access to open space, variety and vibrancy of shops and services, access to high-quality schools and jobs, and more. The Transformation Plan then details a range of coordinated strategies aimed at minimizing these disparities and making real improvements in quality of life for Washington Village and South Norwalk residents.

This plan has emerged through a broad-based, transparent community planning process that involved South Norwalk residents, key stakeholders, elected officials, local businesses, and city-wide organizations, and what it describes is a broadly shared vision for the future of the South Norwalk community. This community engagement and planning process started before the planning grant was awarded and will continue through the implementation phases to come.

Mission Statement

The Washington Village/South Norwalk Transformation Plan provides the framework (or roadmap) for the future of this important Norwalk neighborhood, with the goal of creating and sustaining access to opportunity for all households who reside there.

The vision for the new South Norwalk community is above all one of opportunity for all – for current and future residents of all incomes who want high-quality housing in a safe and welcoming neighborhood, for businesses along Washington and South Main Streets that want to be part of a thriving commercial district, for service providers seeking better ways to connect with those in need, and for children and their parents who want high-quality learning experiences that will serve as the foundation for personal growth and economic opportunity.

The Transformation Plan sets the context by describing the history and demographics of the City of Norwalk and the South Norwalk neighborhood as well as the 18-month long community engagement process. It then details the key strategies that the broader community has identified as critical to the neighborhood's transformation. Specific sub-strategies are outlined for the four key areas of Housing, Neighborhood, People, and Education, along with the desired outcomes associated with each strategy. The final chapter is devoted to implementation – who will be responsible for leading the initiatives, how the decision-making process will be structured, potential funding options, projected schedule, and proposed data management plan that will allow for monitoring of progress towards achieving the vision described above.

A. Target Site and Neighborhood

Washington Village was constructed in 1941, and its 136 public housing units were built to last, with concrete block walls and masonry construction over poured-in-place basements and crawlspaces. But at 71 years old, it is the oldest public housing development in the State of Connecticut, and has become obsolete, no longer meeting current codes or livability standards.

Washington Village's aging buildings and units and outdated site design not only take their toll on the development's residents, they also have a negative impact on the surrounding neighborhood, discouraging new public and private investment in South Norwalk. The real and perceived crime rate for the area – several times higher than the crime rate for the rest of the city – impacts who comes to South Norwalk to live, work, and shop. Over the years, the City has made a number of investments in the area in public services, public facilities, economic development, and affordable housing, using CDBG funds targeted at Census Tract 441, which contains the South Norwalk target neighborhood. However, while important, these City investments have been too small-scale to have had the concentrated and sustained impact necessary to turn this neighborhood around. Norwalk's Downtown Corridor, with South Norwalk at its southernmost tip, has seen substantial private sector investment in recent years, but this investment has stopped just north of Washington Street, with the South Norwalk neighborhood remaining distressed, an underperforming asset. *See Exhibit I-1, Washington Village/South Norwalk Target Neighborhood.*

In addition to the lack of private investment in the neighborhood's built environment, there are significant social and economic disparities between South Norwalk and the surrounding communities. Washington Village and South Norwalk, while located in the City of Norwalk along Connecticut's south shore, are dramatically different from the many extremely wealthy neighborhoods nearby in Norwalk and throughout Fairfield County. One census tract in Norwalk boasts an annual median household income of \$115,087 -- significantly higher than median incomes both at the state and national level. In contrast, the median household income in South Norwalk is \$39,493 and, at Washington Village, a mere \$14,101. And the disparities between Washington

Village/ South Norwalk and neighboring communities go well beyond income levels, to encompass levels of educational attainment, employment, health indicators and access to transportation.

But there is a growing sense that things are changing in South Norwalk, and that now is in fact the time to invest thoughtfully and carefully in the area to unlock its potential as a healthy, vibrant destination for residents and visitors. In October 2011, the City adopted the Transit-Oriented Development (TOD) Master Plan for the South North Rail Station, located in South Norwalk, and new zoning and infrastructure improvements resulting from the plan are underway. Pent-up housing demand, the result of limited new construction since the housing downturn in 2008, is leading developers to explore several new development opportunities in South Norwalk. And as part of the recently completed Norwalk Connectivity Plan, streetscape improvements are being implemented to create a pedestrian-, bicycle-, and transit-friendly environment along the two-mile Downtown Corridor that South Norwalk improvements can tie into. In addition, key service providers and institutions, including Norwalk Community College, have begun to explore ways to provide enhanced services and programs to this under-served community to improve the quality of life for vulnerable households in Norwalk. So change is afoot, guided by the planning process for the redevelopment of Washington Village.

B. Highlights of the Transformation Plan

The Washington Village/South Norwalk Transformation Plan is a comprehensive roadmap that focuses on the four components of housing, neighborhood, people, and education. Highlights of the strategies proposed for each of these component areas are discussed below, and summarized in *Exhibit I-2*. More detail is included in the chapters that follow.

Housing Strategy

The housing strategy proposes a dramatic transformation of Washington Village into a mixed-income community of double the size built on several contiguous sites, with larger, well-designed, high-quality units, and expanded community and social services space on-site. The plan calls for replacing the existing 136 public housing units with 273 units that will include 50% public housing (one-for-one replacement of the existing units, with all lease-compliant existing residents guaranteed the right to return), 25% workforce, and 25% market-rate units. The various unit types will be integrated within a total of seven (7) proposed new buildings of 2-, 3- and 4-stories. The public housing units will primarily serve households below 30% Area Median Income(AMI), or \$36,600; the workforce housing will target households between 50-60% AMI, or \$61,000 to \$72,900; and the market-rate units will target households above 80% AMI, or \$78,400. Market studies have confirmed the feasibility of this income mixing strategy.

Exhibit I-2. Key Strategies for the Transformation Plan

Housing Strategies

- #1. Replace the public housing units one-for-one in the South Norwalk neighborhood.
- #2. Create a sustainable mixed-income community with public and non-public housing units.
- #3. Design new development in accordance with the TOD design guidelines
- #4. Provide unit and site amenities that will attract a broad range of incomes.
- #5. Create a new and inviting residential community that is safe for all families.
- #6. Employ 'green' design standards for energy-efficiency and health and wellness of residents.
- #7. Maximize accessibility and visitability of the units and facilities in the new development.

Neighborhood Strategies

- #1. Continue implementation of Transit-oriented Development strategies.
- #2. Mitigate flooding in the neighborhood.
- #3. Implement public safety initiatives.
- #4. Enhance open space and recreational opportunities..
- #5. Proactively address substandard building conditions and code violations.
- #6. Preserve affordable housing opportunities.
- #7. Promote economic development and growth.

People Strategies

- #1. Provide individualized strengths-based and family driven case management services in a culturally competent way.
- #2. Promote employment, training and asset building.
- #3. Provide economic opportunities for low- and very low-income persons through Section 3 hiring and contracting.
- #4. Improve overall health and wellness.
- #5. Minimize displacement and disruption caused by relocation.

Education Strategies

- #1. Build a Learning Community in which all residents embrace the pursuit of high quality education and are engaged in educational learning opportunities.
- #2. Connect children ages 0 to 5 to high quality early childhood education opportunities that lead to successful health, social-emotional, and educational outcomes.
- #3. Ensure children have access to high quality education from kindergarten through high school.
- #4. Engage youth and young adults in supplemental and continuous education opportunities to prepare for college and career success.

The units will serve a range of household sizes, with the public housing units ranging from 1- to 4-bedrooms and the non-public housing units targeted for smaller households needing 1- to 2-bedroom units. The larger family units with 3- and 4-bedrooms will be located in townhouses or on the ground floor of the apartment buildings, with access via private, direct entries rather than the elevators serving smaller units on upper floors. All units will be designed to the same standards, regardless of the occupants' targeted income level. A full 10% of the units will be wheelchair accessible, as will common areas like public pathways, the management office, and community/recreation facilities on the housing site. Close to 100% of the units will be visitable by those in wheelchairs.

The buildings will be designed with entries fronting directly on public streets and individual unit entries with private stoops, to increase the level of activity and informal supervision at the street level. The intersection of Raymond and Day streets will become a "Village Square" – a new focal point for South Norwalk. The new development will be designed to be "green" and energy-efficient, meeting the Enterprise Green Communities Criteria and LEED for Neighborhood Development. The style and massing of the new buildings will reflect the character of the existing 19th century mercantile structures in the historic district, with the use of brick and traditional windows. *See Exhibit I-3, Development Plan.*

Parking will be provided a half level below grade, under the buildings, with the first floor of the residential units raised above the base flood elevation level. Additional parking will be provided at grade and along public streets in front of buildings. A new public street is proposed through the existing Washington Village site, linking Raymond and Water Streets.

The new development will include a Community Center with fitness room, a Leasing and Management office, and a Resource Center, including space for service providers, case management workers, and a computer center. The Community Center will be located directly across the street from Ryan Park, which is slated for a variety of improvements, so that residents can easily use the park and take advantage of activities happening there.

Trinity Financial has been procured as the private developer and manager of the new housing. Trinity has a strong track record in New England, having successfully developed similar mixed-income and mixed-use properties with high quality design. The three housing development phases are estimated to cost over \$85 million. In addition to applying for Choice Neighborhoods Implementation funding, Trinity will also apply for other housing development funds, including tax credit allocations.

Neighborhood Strategy

The neighborhood strategy builds on a strong foundation of local planning and investment efforts that started in the mid-1970s with the City's South Norwalk Revitalization Project, which transformed the area by preserving historic buildings, catalyzing economic development, and reducing crime. Most recently,

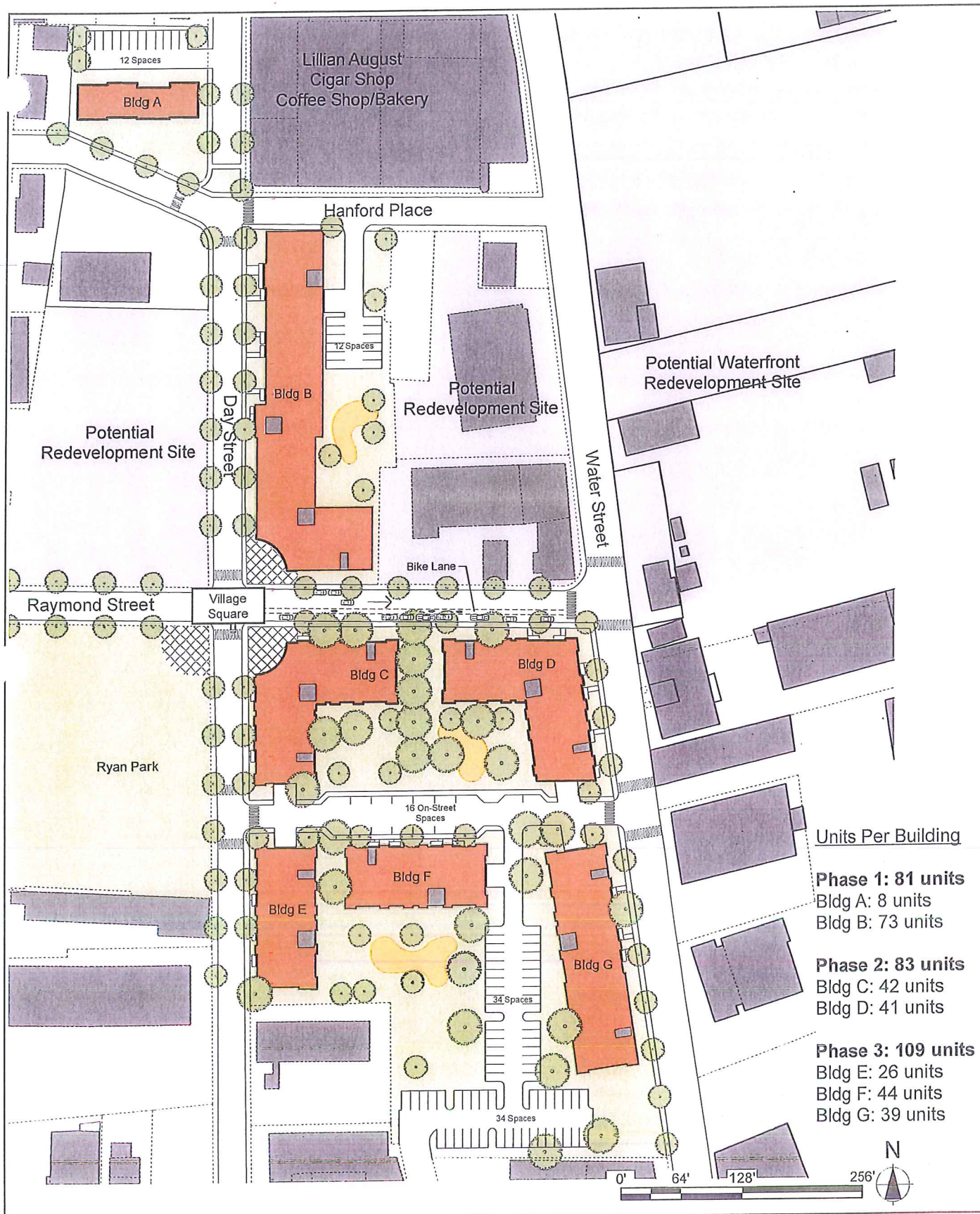


Exhibit I-3. Development Plan

Prepared by ICON architecture

in 2011, as noted above, the City adopted the South Norwalk Railroad Station Area Transit-Oriented Development Strategy. Given the richness and recent nature of many of these planning initiatives, the neighborhood element for Washington Village/South Norwalk draws heavily upon this body of work.

The overall vision for the neighborhood is to capitalize on the many local assets within the Washington Village/South Norwalk area – such as the train station, Ryan Park, the historic districts, the successful local restaurants, community health centers, schools, and public services – transforming it into a vibrant, diverse neighborhood of choice, benefiting existing residents and businesses and attracting new ones.

Several neighborhood strategies have been identified to help achieve this vision, starting with continuing with the implementation of the TOD Master Plan and mitigating the flooding problems that plague the eastern portion of the neighborhood as the result of being in a 100- and 500-year flood plain. This requires a substantial investment in new infrastructure throughout a major portion of the area. Strategies also include improving public safety, enhancing code enforcement, and promoting economic development opportunities to create a vibrant and sustainable retail corridor along Washington and South Main Streets. *See Exhibit I-4, Summary of Neighborhood Improvements.*

The City of Norwalk and its departments are key partners in carrying out the implementation of the neighborhood strategy. The Norwalk Redevelopment Agency (NRA) will serve as the neighborhood lead, a natural fit based on their mission, experience, and capacity. NRA will ensure other activities get implemented by coordinating with other city departments and organizations, such as the Police Department, Parks and Recreation, Planning and Zoning, Health Department, Building Code Enforcement, and local organizations.

People Strategy

The people strategy aims to connect Washington Village residents with the many local service providers who could help them to become increasingly economically self-sufficient, healthy, and more engaged in their future. By providing case managers to work individually with each family, by careful tracking of data, and by supplementing existing services where needed (such as job development, computer training, and transportation assistance), Norwalk Housing Authority will help achieve these goals for all existing Washington Village residents. Currently, residents are more likely than those from neighboring communities to have lower rates of educational attainment, to be unemployed, to have limited English proficiency, and to live in single-parent households. Yet despite the evident need for supportive services, only 40% of Washington Village households reported in a recent resident survey they are utilizing any of the myriad of social services programs available to them throughout the City and Fairfield County.

The people strategy seeks to address these disparities, help residents attain greater self-sufficiency and housing stability over the long term, and create

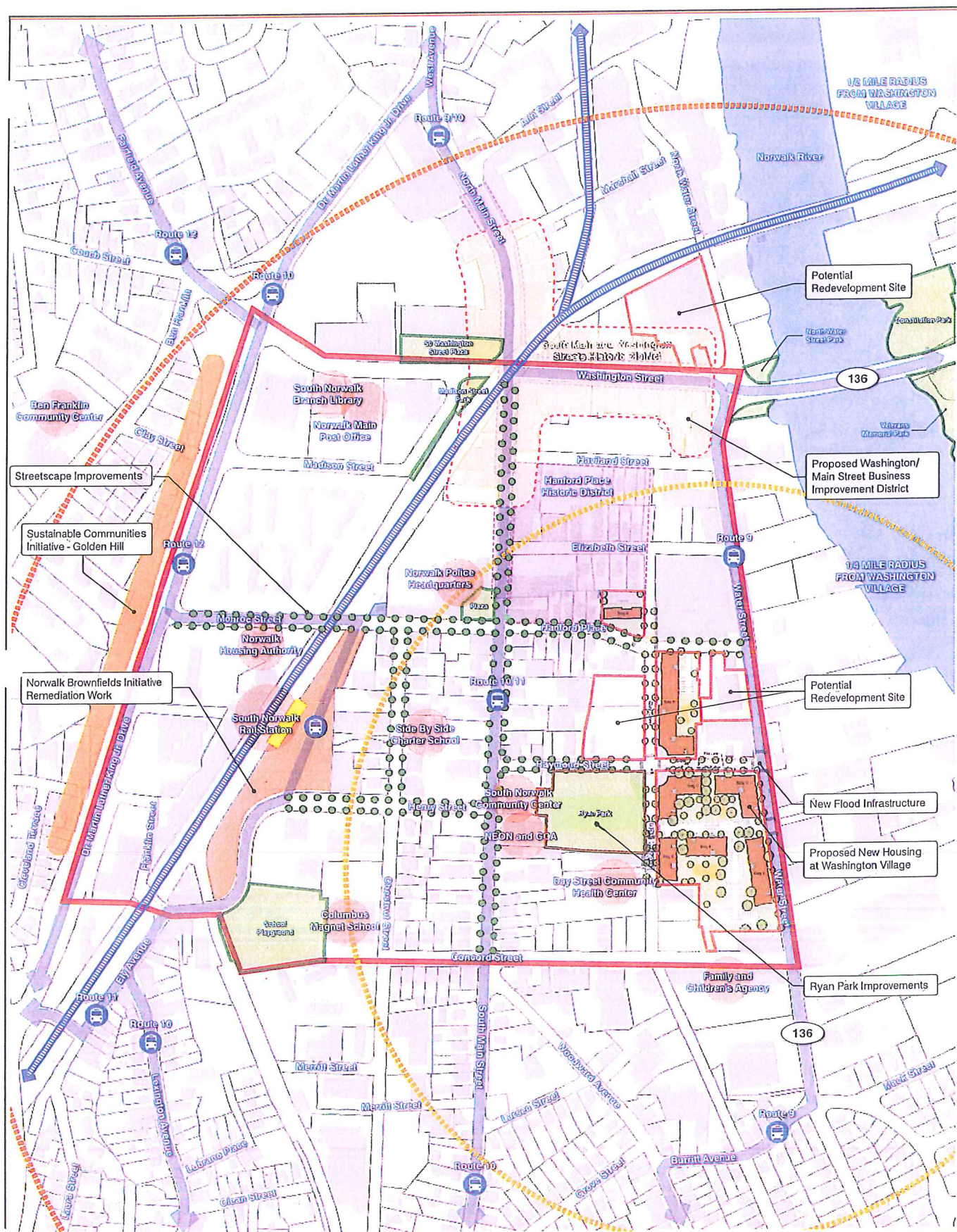


Exhibit I-4. Summary of Neighborhood Improvements

Prepared by The Cecil Group

opportunities for all Washington Village and South Norwalk families to thrive. Developed in response to the needs identified through the resident survey and community assessments, and in conjunction with a wide range of stakeholders, the people strategy seeks to achieve the following:

- Develop a comprehensive, coordinated, and evidence-based program that meets the specific needs of the South Norwalk neighborhood and Washington Village residents.
- Provide individualized, strengths-based, and family-driven case management services and supports in a culturally competent manner.
- Capitalize on and align with existing networks and initiatives, such as the Greater Norwalk Area 2012 Community Health Improvement Plan and the ACHIEVE initiative; and
- Emphasize collaboration among a network of partners who creatively leverage and align community assets to facilitate greater collective impact for the target population and neighborhood.

To achieve these goals, the Norwalk Housing Authority (NHA), the City and its partners have identified five (5) overarching people strategies (see Exhibit I-2) that are more fully fleshed out in Chapter VI.

Housing Opportunities Unlimited (HOU) has been procured to provide comprehensive case management services, linking individual households with the array of 40+ providers identified to date who will play a role in moving families toward increased self-sufficiency and healthy lives. Partnerships will be critical to this endeavor. While some of the partners and services will be governed by direct contracts, the lion's share of the work will require in-kind support from a wide range of partners in multi-disciplinary fields throughout South Norwalk, the City and beyond. And, of course, the success of the program will rely on strong partnerships with the residents.

Although by no means exhaustive, the list of critical partners for the people strategy includes Norwalk Community College, Career Resources, Inc., Norwalk Community Health Center, Day Street Health Center, Norwalk Hospital, Norwalk Health Department, Norwalk ACTS, Norwalk Public Schools, Norwalk Children's Foundation, United Way of Coastal Fairfield County, NEON/Norwalk Works, Goodwill Career Center, YMCA, Dr. Robert E. Appleby Schools Based Health Centers, ACHIEVE initiative, Norwalk Collaborative for Youth Success, Norwalk Healthy Families Collaborative, Norwalk Grows, Stepping Stone Museum, Norwalk Grassroots Tennis, and the Maritime Aquarium at Norwalk. For a complete list of providers, see Chapter VI.

Education Strategy

The South Norwalk Education Strategy focuses on implementing a series of programs and reforms to strengthen the continuum of educational opportunities available to the residents of Washington Village and the South Norwalk neighborhood. The strategy aims to build and sustain a learning community where members of every household embrace the pursuit of high quality education as a positive, lifelong process. The strategy will leverage and

expand on existing educational resources and reform initiatives and will emphasize closing the education disparities experienced by many South Norwalk residents.

The proposed set of education strategies, listed in Exhibit I-2, are intended to address the full range of children's needs from early education to college and beyond in order to improve child and family outcomes, especially for those that are most vulnerable. Some of the strategies' proposed actions include:

- *Early education:* Helping local child care programs to move towards accreditation, developing new child care quality rating systems, increasing enrollment of Washington Village's young children in quality early learning program (possibly by creating a new Head Start program in the neighborhood).
- *K-12 education:* Supporting implementation of broader school quality reforms; more fully utilizing the facilities of local schools to meet broad community needs.
- *College and career readiness:* Connecting South Norwalk youth with programs offering mentoring, volunteer jobs, college guidance, and vocational training.

Norwalk ACTS, a network of 45 local education partners, will lead the implementation of the South Norwalk Education Strategy, and will work collaboratively with HOU to ensure that it is closely integrated with the workforce, health, and relocation strategies. The education strategy will rely on the coordination and alignment of the Norwalk ACTS membership, offering a comprehensive set of high quality education programs to neighborhood residents.

C. Implementation

The Norwalk Housing Authority, in collaboration with the City, will lead the implementation effort if a Choice Neighborhoods Implementation Grant is secured. A new reporting structure has been developed (see Exhibit VIII-1) that assumes staffing up with experienced personnel knowledgeable about development, services delivery, and developing and sustaining public/private partnerships. Members of the existing Task Forces and Steering Committee that have been active in guiding the planning process will continue to provide advisory guidance during the multi-year implementation period.

The leads for implementing each of the four strategies are:

- Housing – Trinity Financial, Master Developer
- Neighborhood – City of Norwalk/NRA
- People – Housing Opportunities Unlimited (HOU)
- Education – Norwalk ACTS

A partnership agreement will be developed between these four leads, NHA and the City, all of whom will be signatories to the agreement. This document will

clearly spell out the roles and responsibilities of each party during implementation. The signatories (and/or their senior staff representatives) will comprise a Working Group that will meet biweekly to monitor the progress implementing each strategy, to identify challenges to keeping on schedule, and to revise goals or direction as needed to ensure timely completion.

Budget and Schedule

The comprehensive and multi-faceted plan to transform Washington Village and the South Norwalk neighborhood will require substantial resources to implement. Although preliminary in nature, housing development costs are estimated at over \$85 million. Neighborhood improvements, primarily those related to constructing new infrastructure to mitigate the flooding problems, will likely exceed \$10 million. The people and education strategies, while implemented primarily through partnerships with existing providers, will require experienced case management staff and an education coordinator to oversee the numerous strategies that have been proposed. Additional administrative costs and consultant fees will bring the budget estimate for full implementation of the Transformation Plan to over \$100 million.

This level of investment can only be secured from a variety of different sources including: Choice Neighborhoods Implementation Grant (\$30 million), tax credit equity, private mortgage, city and state funds, FEMA funds (for Superstorm Sandy), grant writing (e.g. Promise Neighborhoods, Byrne Criminal Justice Innovation Program, etc.), philanthropic fund raising, etc. The detailed Transformation Plan that follows provides the roadmap to guide the persistent pursuit of monies and resources to implement the necessary strategies identified by the community to transform the South Norwalk neighborhood and to provide new housing opportunities and support services for the residents of Washington Village.

The transformation of South Norwalk will also not happen overnight, but rather over a 5- to 10-year implementation period. New infrastructure must be constructed either prior to or concurrently with the three-phased housing development effort. The vacant, City-owned land at 13 and 20 Day Street is targeted for the first phase of housing so Washington Village residents can see construction of replacement housing before their existing housing is demolished. Depending on the availability of tax credits and other financing, the quickest the three phases of housing can be developed is five years, but more likely over a longer period of time. Fortunately, however, some of the people and education strategies that rely on partnerships with existing providers can be implemented now with minimal resources. Once the Transformation Plan is finalized, the South Norwalk key stakeholders can begin the implementation process.

Monitoring Change and Ensuring Success

Ongoing self-assessment is a key component of the implementation effort, to gauge the effectiveness of the proposed strategies in making progress toward the mission and goals of the Transformation Plan. For each strategy, desired

outcomes have been identified, along with metrics that will be used to track the baseline conditions and proposed outcomes. A data management plan will guide all activities involved in collecting, maintaining, and analyzing the data. A data collection and reporting schedule will be developed, with quarterly reports provided to the Working Group. An annual Data Summit will be held at Norwalk Community College to ensure that both the challenges and successes of the implementation process are transparent to the broader Norwalk community.

HOUSING AUTHORITY OF THE CITY OF NORWALK

Notice of Public Hearing Pursuant to Connecticut General Statutes 8-44 and 8-56a

With Respect to the Redevelopment of Washington Village and the related Acquisition of real property and improvements located at 13 Day Street and 20 Day Street, Norwalk, Connecticut

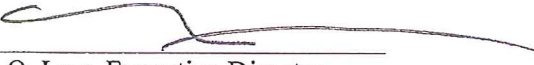
Notice is given, pursuant to Connecticut General Statutes Section 8-44 and Connecticut General Statutes Section 8-56a, that the Housing Authority of the City of Norwalk ("NHA") will hold a public hearing at **7:00 p.m. on Wednesday, May 1, 2013 at Side by Side Charter School, 10 Chestnut Street., Norwalk, Connecticut** to receive public comment on the redevelopment of the real property owned by the NHA known as Washington Village located at Day Street, Norwalk, Connecticut, and in connection with such redevelopment, the possible acquisition by the NHA of the land and improvements located at 13 Day Street and 20 Day Street, Norwalk, Connecticut, also known as District 2 Lot 58 Block 46 and District 2 Lot 60 Block 1, respectively (the "Additional Property"). With the acquisition of the Additional Property and its development along with the 136 public housing units at Washington Village, the proposed new development would result in a mixed income community of approximately 273 units of housing to be rented by eligible public housing families as defined in Connecticut General Statutes 8-39(t), and as defined in Connecticut General Statutes 8-39(i), workforce housing, and market rate housing.

The neighborhood within which the proposed development is located includes a variety of businesses and services, including higher end dining, specialty housing good retailers, and small corner stores. Existing neighborhood services include access to multi-modal public transit (at South Norwalk Train Station), public library, and social services including a health clinic, Public Park, restaurants, and corner stores. Increased utilization of these services is anticipated after the project is complete.

Proposed improvements include: raising the residential units above the flood plain level, designing to the recently adopted Transit-oriented Development (TOD) standards, improving infrastructure and open space amenities, and enhancing the public safety of residents in South Norwalk. Resident services will include case management, a Resource Center for service providers which will include a computer lab on site, and access to a variety of community facilities.

Supplemental materials required by Connecticut General Statutes 8-56a, including but not limited to a detailed physical description of (i) the proposed project, (ii) the families to be served by the project, (iii) existing neighborhood support services, (iv) a projection of the impact of the project on existing services, and (v) a description of plans to introduce new services or to upgrade or increase existing services in order to successfully integrate the project and its residents into the neighborhood are available at the offices of the NHA located at 24 ½ Monroe Street, Norwalk, Connecticut 06854, the South Norwalk Public Library located at 10 Washington Street, Norwalk, Connecticut 06854, the Main Public Library located at 1 Belden Avenue, Norwalk, Connecticut 06850, the Norwalk Redevelopment Agency located at 125 East Avenue, Norwalk, Connecticut 06851, and online at norwalkha.org. In addition, NHA staff is available at 24 ½ Monroe Street, Norwalk, Connecticut 06854, and at (203) 838-8471, to assist persons with disabilities. The NHA's TTY/TDD phone number is (800) 545-1833. The NHA is an equal opportunity housing agency.

HOUSING AUTHORITY OF THE CITY OF NORWALK

By: 
Curtis O. Law, Executive Director

Date: March 29, 2013