

**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: JANUARY 29, 2013
RE: MEETING NOTICE

.....
A Special Meeting of the Planning Committee of the Common Council will be held on
Wednesday, February 6th, 2013 at 7:00 p.m. in Room 231 of Norwalk City
Hall. Please Note the Time And Location.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
February 6, 2013
7:00 PM**

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

- I. APPROVAL OF MINUTES – January 10, 2013
- II. BUSINESS
 - A. **CHOICE NEIGHBORHOODS PLANNING GRANT
WASHINGTON VILLAGE**
 - 1. Review and consider the Washington Village/South Norwalk
Choice Neighborhoods Transformation Plan
 - 2. Review, approve and advance to the Common Council the
terms of the Day Street Option Agreement. Upon Common
Council approval of such terms Corporation Counsel will
prepare the final legal form of the Option Agreement.

B. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

1. Committee review of the CDBG PY39 applications and its program recommendations for advancement to the Phase II application (**ADVISORY ONLY**).
2. Request for Approvals of Mayoral Signature on Consolidated Plan Certificates of Consistency
 - A. Approve advancing the Norwalk Redevelopment Agency's request for Common Council approval for the Mayor to execute the required Consolidated Plan Certificate of Consistency on behalf of the Mid-Fairfield AIDS Project's application for Housing Opportunities for Persons with AIDS (HOPWA) funding.
 - B. Approve advancing the Norwalk Redevelopment Agency's request for Common Council approval for the Mayor to execute the required Certificates of Consistency on behalf of the Greater Norwalk Continuum of Care's response to the U. S. Department of Housing and Urban Development's SuperNOFA.

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
SPECIAL MEETING
JANUARY 10, 2013**

ATTENDANCE: Nicholas Kydes, Chair; David McCarthy, Michael Geake, Carvin Hilliard, Douglas Hempstead (6:40 p.m.), Matthew Miklave (6:40 p.m.), Warren Peña (6:43 p.m.)

STAFF: Timothy Sheehan, Redevelopment Agency Director; MaryGrace Weber, Redevelopment Agency Special Projects Manager

OTHERS: Council Member Bruce Kimmel; Council Member David Watts

CALL TO ORDER.

Mr. Kydes called the meeting to order at 6:39 p.m. A quorum was present

BUSINESS

A. Community Development Block Grant (CDBG) Program.

- 1) Review CDBG PY 39 NOFA
- 2) Review and Approve CDBG Application Review Process for PY 39
- 3) Authorize the required Public Hearing on the Draft PY39 Annual Action Plan to be scheduled for April 4, 2013 at 6:30 p.m.

**** MR. MCCARTHY MOVED THE ITEMS.**

Mr. Sheehan said that he was bringing these items before the committee to receive some consensus from the Committee.

Mr. Miklave and Mr. Hempstead joined the meeting at 6:40 p.m.

APPROVAL OF MINUTES.

December 6, 2012.

**** MR. MCCARTHY MOVED THE MINUTES OF DECEMBER 6, 2012.**

**** THE MOTION TO APPROVE THE MINUTES OF DECEMBER 6, 2012 AS SUBMITTED PASSED WITH FIVE IN FAVOR (KYDES, MCCARTHY, GEAKE, HILLIARD AND HEMPSTEAD) AND ONE ABSTENTION (MIKLAVE).**

A. Community Development Block Grant (CDBG) Program.

Ms. Weber outlined the key points of the Notice of Funding Availability Notice. She noted that an estimated \$1.2 million was anticipated to be available for the upcoming program year, an estimated \$130,000 of which would be available for public service activities.

She said that this year, the applicants would be invited to present their proposals to the members of the Planning Committee, but that the public hearing which was typically scheduled for the same meeting would be scheduled later, after the Committee makes its allocation recommendations. Mr. Sheehan explained that this would allow the public to know what the Committee's recommended allocations are.

Mr. Pena joined the meeting at 6:43 p.m.

Mr. Sheehan said that the sub-recipients should be able to meet with the Committee. That meeting will be an applicant presentation session and is not a public hearing. Discussion followed about how this would be done. Mr. Geake suggested that the public hearing and the presentations be held in the auditorium, so that the public can be accommodated.

Mr. Kimmel asked for clarification of the process. Ms. Weber then reviewed the timeline of events. Mr. Sheehan explained that when the Committee approves the Consolidated Plan, they are locking in the priority goals and objectives. When the applications come in, they are ranked according to whether HUD's national objective and whether Norwalk has met the goals of the Consolidated Plan. HUD rates the management of the program based on how the funding is being assigned to the goals and objectives.

Mr. Hempstead asked if a spreadsheet showing the percentages of projects that have been completed was available. Ms. Weber directed the Committee members to the summary of Consolidated Plan progress included in the meeting packet. Ms. Weber noted that the City had already fully achieved all but a couple of its high priority targets and that the Phase I scoring criteria provides additional points to proposals which address as yet unmet Consolidated Plan targets. Discussion followed.

Mr. Hilliard said that he would like to see people from the community be invited to participate in the scoring process rather than the staff and employees. He added that he had done the review portion in the past. Mr. Kydes said that there was transparency and that the public would have the opportunity to state their case and give input.

Mr. Miklave commented that some of Mr. Hilliard's concerns about the scoring of the application had been addressed in last year's back up material, which was very thorough. He added that he agreed with Mr. Hilliard's comments about Council members having served in past years on the scoring committee. Mr. Sheehan said that this was actually the Joint Committee, but the Joint Committee did not score the applications. Before this joint committee met, there was a basic grading done and some projects did not make the cut. Mr. Sheehan said that he had

concerns from a Redevelopment Commission level where there were votes that would determine who would receive funding. This created the potential for a conflict of interest, which is the reason the Joint Committee is no longer part of the application review and allocation process. Discussion followed.

Mr. McCarthy said that it was his understanding that the answers to the questions were factual information rather than subjective answers. Mr. Sheehan confirmed this was so. Mr. McCarthy then asked if the scores were available for review. Ms. Weber said that the Committee members and the sub-recipients would be provided with the results of the Redevelopment Agency's Phase I assessments and noted that these are included in the Planning Committee meeting packets and as such were a part of the public record. She gave a brief overview of the various steps used in the process which include an independent assessment of proposals by three Redevelopment Agency staff having CDBG experience followed by a review of any discrepancies between staff scores. If discrepancies existed, staff undertook a thorough review of the application and each of the assessment criteria and came to a consensus on the appropriate score.

Mr. Watts joined the meeting at 7:10 p.m.

Discussion followed about the details of last year's process.

Mr. Miklave said that having a member from a non-profit that did not apply involved in the scoring would insure that there was a different perspective and nothing is overlooked. He said that last year, the staff had done an excellent job. However, there were some perceived problems and this could address this issue. Mr. Kydes said that the staff was doing their job and that he would not open it to the full community. This could cause disagreements about who should be chosen. Mr. Geake said that while he thought it was a good idea, he reminded everyone that there were some very strong time constraints. Ms. Weber said that there was basically a three day turn around in scoring, that it takes about an hour's training for someone, and that it would take an estimated 4-5 hours for a person familiar with the program and scoring criteria to score all applications. Discussion followed about how last year's process could be improved.

Mr. Hempstead suggested that as the applications are reviewed, that the first step be that when the applicants come forward, no analysis be given in advance. He then suggested a few groups that had not submitted an application and could be invited to help with the review. Mr. Sheehan said that HUD will not be interested in anyone's opinion other than the legislative body. He added that the staff was not necessarily wedded to the scoring.

Mr. Hilliard left the meeting at 7:25 p.m.

Mr. Kydes said that he did not wish to abdicate the responsibility of the Committee. He added that he did not want the process to become political or subjective.

Mr. Watts said that he felt the Redevelopment Agency should advertise in the Spanish language newspapers. There are a number of ideas out there but the groups are intimidated by the process.

He said that this should be done at the libraries, so the people could get there. He said that he objected to the process last year because he felt the low income areas did not receive the amount of funding they should have. Mr. Watts said that he had contacted his Congressman last year about this. Mr. Watts will be doing the same thing this year. He said that he felt that the community did not have an opportunity because the people did not know about this process. He said that all people were asking for was another pair of eyes to ensure that it was fair. Mr. Watts said that if there was any way that he could help the Redevelopment Agency, he would.

Mr. Sheehan said that Mr. Watts had requested a workshop to provide assistance to organizations interested in submitting an application. This has been done. Mr. Sheehan said that he had no problem with HUD coming down to review the process or an independent group doing the scoring. He said that he was looking for direction from the Committee on the type of process they wished to use. Mr. Geake said that he liked Mr. Hempstead's suggestions, which would allow the Committee to review the applications, score them and make comments before hearing from staff.

Mr. Miklave commented that the Committee did not want the process to be political or non-objective. He said that he believed that the Chairman's earlier comments might have been misinterpreted. He suggested that the application packet be sent to the Committee members for advance review. That way, Committee meeting time will not be spent reviewing the application information and then the staff can find the discrepancies. Mr. Kydes repeated that he felt the work should be kept within the Committee. Mr. Miklave said that the Council members ultimately make the final decision, so all the Council should receive the score sheet. This could give an opportunity for open discussion. Mr. McCarthy said that he agreed with Mr. Miklave. Mr. Hempstead suggested that the scoring sheets should be done before the first presentation. He said that he felt it would be good to have a meeting on the 29th or the 30th.

Information Packages will be sent to the full Council. Any Council scoring must be done and submitted to the Redevelopment Agency prior to the first presentation on February 7th. Mr. Kydes said that he wanted the score sheets to be anonymous. Mr. Miklave said that it would be better if the names were on the sheets. Further discussion about the details followed.

**** THE MOTION TO APPROVE THE CDBG APPLICATION REVIEW PROCESS FOR PY 39 AS DISCUSSED PASSED UNANIMOUSLY.**

**** MR. KYDES MOVED TO AUTHORIZE THE REQUIRED PUBLIC HEARING ON THE DRAFT PY39 ANNUAL ACTION PLAN TO BE SCHEDULED FOR APRIL 4, 2013 AT 6:30 P.M.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT.

**** MR. HEMPSTEAD MOVED TO ADJOURN.**

**** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Service

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: JANUARY 29, 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 (executive summary 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

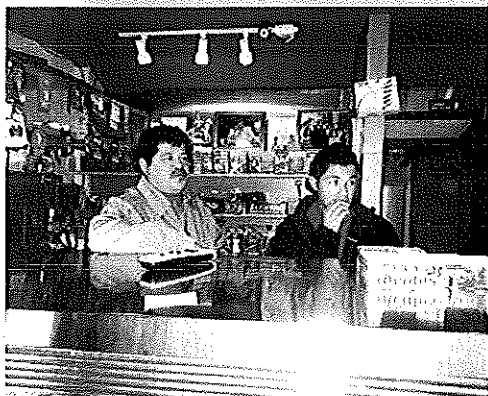
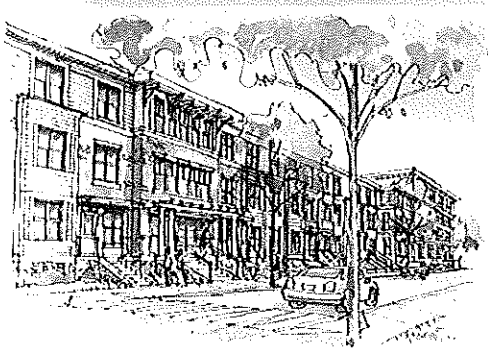
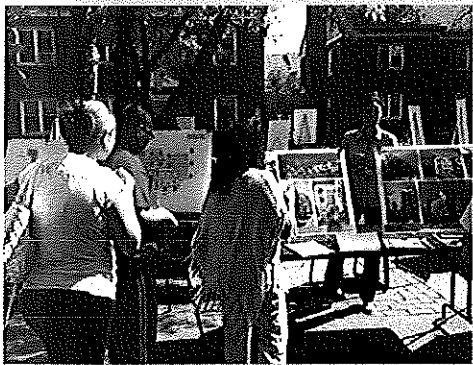
Education Strategies

- 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, currently under review by HUD will be revised based on feedback received and a finalized Transformation Plan will be submitted to HUD. 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 and consider the 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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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

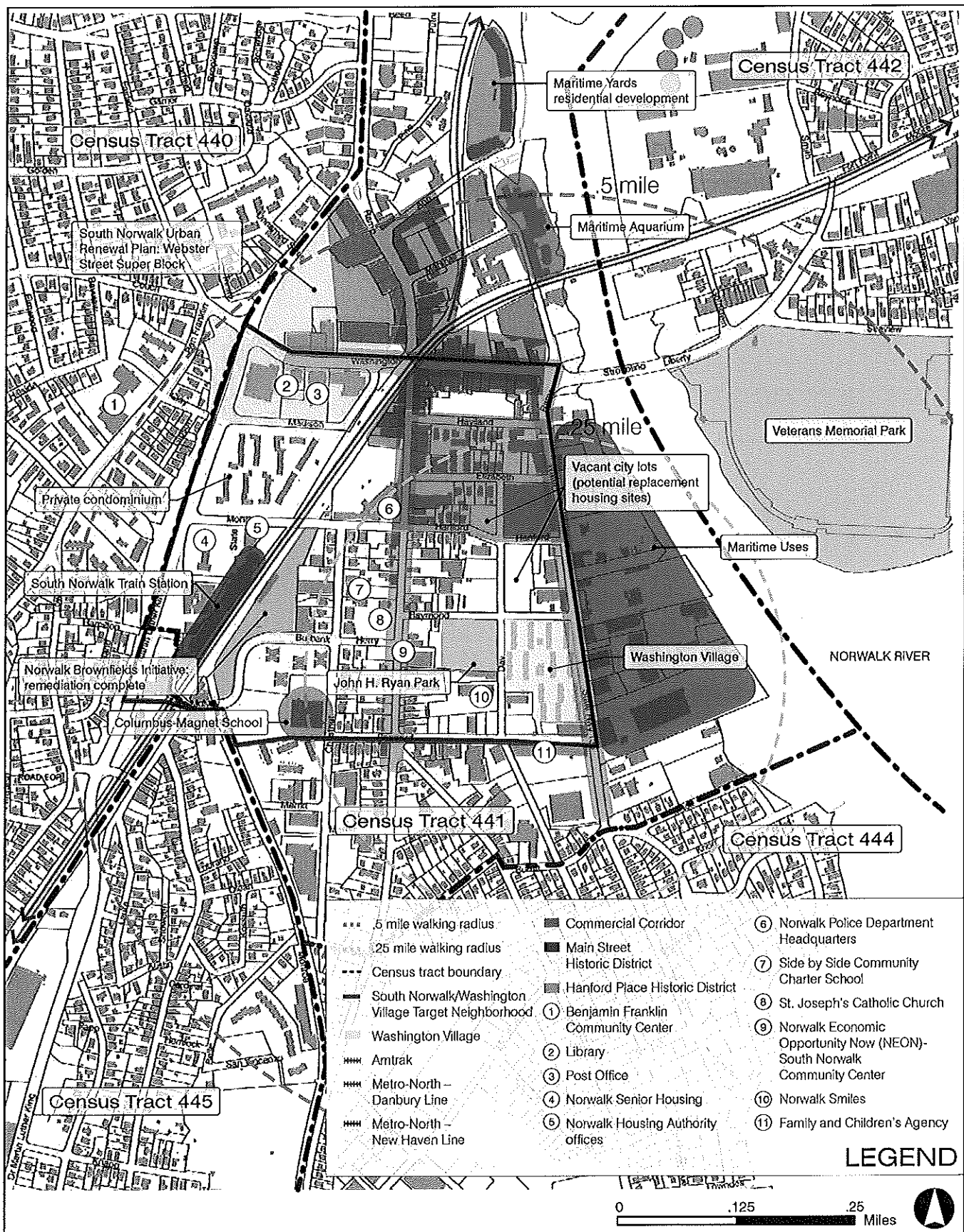


Exhibit I-1. Washington Village/South Norwalk Target Neighborhood

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

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,

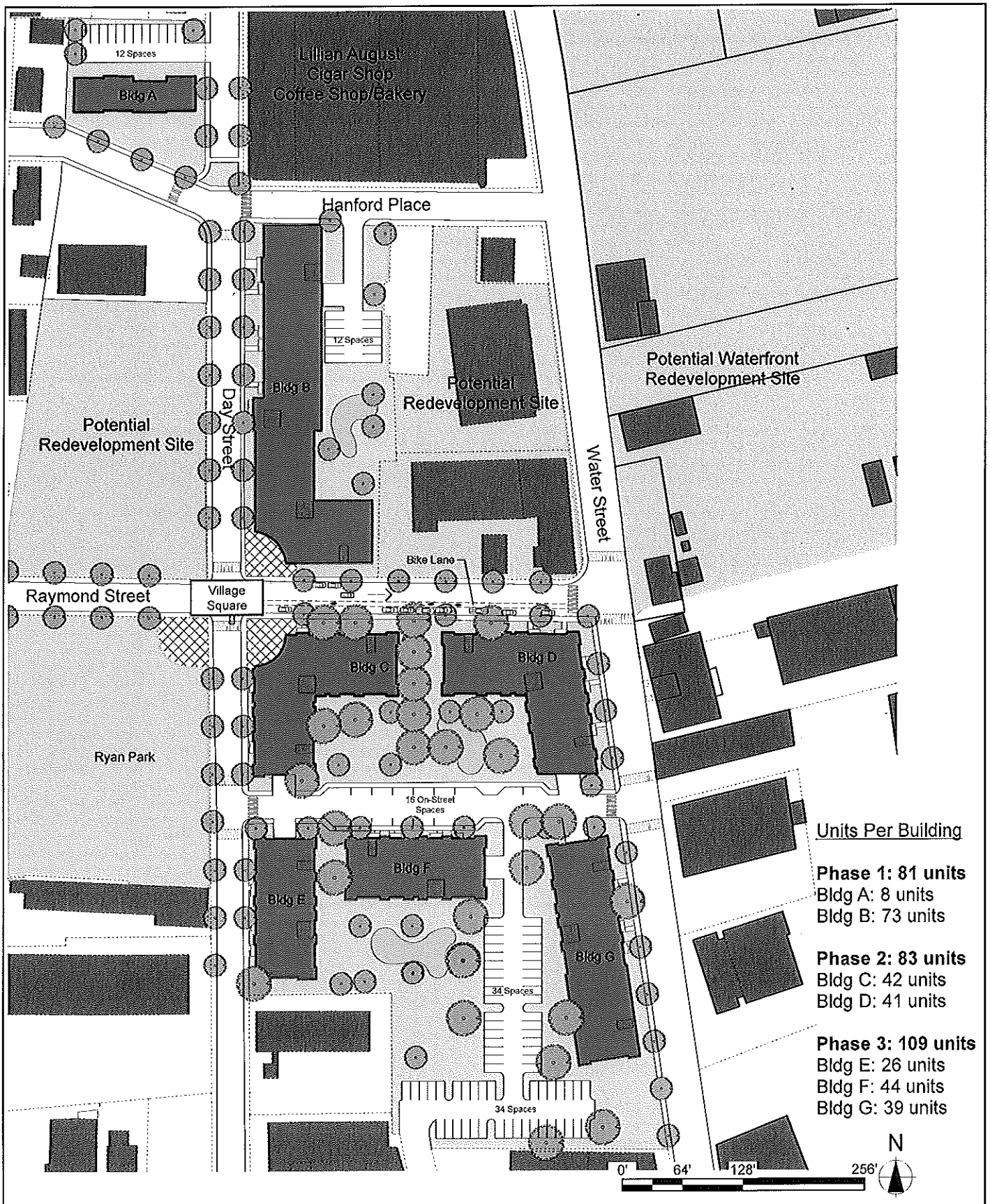


Exhibit I-3. Development Plan
 Prepared by ICON architecture

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

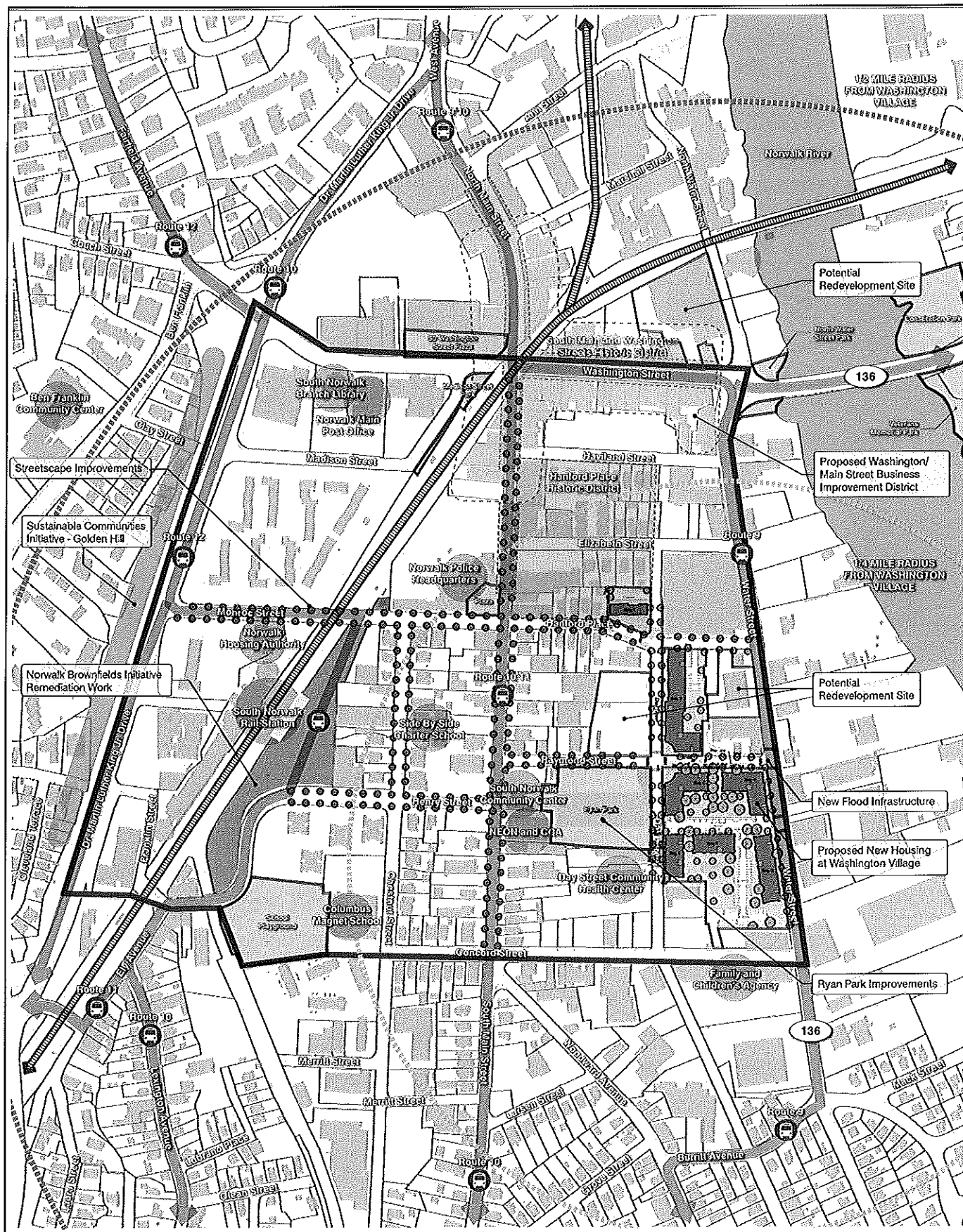


Exhibit I-4. Summary of Neighborhood Improvements

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.

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**

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

TO: PLANNING COMMITTEE MEMBERS

FROM: TIMOTHY SHEEHAN, STAFF

DATE: FEBRUARY 1, 2013

RE: 20 DAY STREET OPTION AGREEMENT MODIFICATIONS AS
REQUESTED BY THE NORWALK HOUSING AUTHORITY

On August 2, 2012 the Planning Committee unanimously approved advancing the Option to Purchase 13 and 20 Day Street Agreement referenced at that meeting to the Common Council. Subsequently, the Norwalk Housing Authority's Counsel advised both the Redevelopment Agency and the Office of Corporation Counsel that the document required certain modifications to appropriately comport with the requirements of potential public financing sources that would be considered in the redevelopment effort.

In communication with Corporation Counsel and the Redevelopment Agency, the Housing Authority's counsel has further modified and refined the agreement. Staff's review of the terms of the document for consistency with what the Planning Committee previously authorized finds one difference related to the approved term of the agreement. The Planning Committee previously approved a five year term. The revised agreement in Section 3(ii), however, sets the agreement's potential expiration date at December 31, 2018. Assuming the agreement will be executed in the near term, this expiration date goes beyond that which the Committee previously approved.

Other than this one item it is staff's opinion that the document appropriately comports with the terms previously approved by the Committee.

ACTION:

The Planning Committee approves advancing the terms as outlined in the attached document entitled Option to Purchase Agreement By and Between The City of Norwalk and the Norwalk Housing Authority to the Common Council with the final legal form of the document being prepared by Corporation Counsel upon Common Council approval of such terms.

**OPTION TO PURCHASE
AGREEMENT
BY AND BETWEEN
THE CITY OF NORWALK
AND
NORWALK HOUSING AUTHORITY**

This Agreement made on this _____ day of _____, 2013 by and between the City of Norwalk, Connecticut acting herein by its Mayor, Richard A. Moccia, duly authorized (hereinafter “the City”) and the Housing Authority of the City of Norwalk acting herein by its Executive Director, Curtis O. Law, duly authorized (hereinafter the “NHA”) granting the option to purchase certain real property owned by the City.

WHEREAS, the parties have agreed upon a mutual goal of undertaking the broad revitalization of the Washington Village neighborhood of South Norwalk in order to positively transform the community and redevelop the public housing structures located there; and

WHEREAS, NHA has been awarded a 2011 Choice Neighborhood Initiative Planning Grant from the United States Department of Housing and Urban Development (hereinafter “HUD”), to fund the development of a comprehensive Transformation Plan targeting Washington Village (the work in pursuit of the Transformation Plan is hereinafter referred to as the “Project”); and

WHEREAS, NHA will prepare an application to HUD for a Choice Neighborhood Implementation Grant (hereinafter the “Implementation Grant”) in response to a Notice of Funds Availability issued by HUD, to fund the actual implementation of the Transformation Plan; and

WHEREAS, the parties understand that the application for the Implementation Grant will require that NHA present evidence that it has full site control of the real properties required to undertake any phase of the Project; and

WHEREAS, certain real property included within the scope of the Project, and over which the NHA must have control to implement the project, is currently owned by the City; and

WHEREAS, the purpose of this Agreement is to establish the terms and conditions under which the City will transfer the Property (as defined below) to NHA for purposes of the Project.

NOW, THEREFORE, in consideration of the payment to the City by NHA of the sum of \$1.00, and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties have agreed as follows:

1. The real property subject to this Agreement is identified as 13 Day Street and 20 Day Street, Norwalk, and also known as District 2, Lot 58, Block 46 and District 2, Lot 60, Block 1, respectively (hereinafter collectively referred to herein as the

“Property” more specifically described on Schedules A and B attached hereto).
The Property is currently owned by the City of Norwalk.

2. The City hereby gives NHA the exclusive right and option to purchase the Property to be incorporated into the Project pursuant to the terms and conditions set forth in this Agreement.

3. The Option hereby granted shall expire upon the earlier of the following and no later than one hundred eighty (180) days after NHA’s execution of the Grant Award with HUD, unless otherwise extended by the parties:

- (i) NHA is notified by HUD that it will not be awarded the Implementation Grant after NHA has submitted no more than two (2) applications to HUD; or
- (ii) [December 31, 2018]; or
- (iii) The failure of NHA to obtain any required approvals by the U.S. Department of Housing and Urban Development; or
- (iv) The failure of NHA to obtain financing to complete the Project; or
- (v) NHA determines that it is not in its best interest to acquire the Property following its due diligence review; or
- (vi) The Option is not exercised by NHA in compliance with the terms hereof within one hundred eighty (180) days from the date NHA executes a written Grant Agreement with HUD for the funding of the Project.

In the event that the Option expires as provided in this Section 3, the Option Agreement shall automatically terminate without further action by either party. Upon such termination, the parties shall have no rights or responsibilities to the other under or arising out of this Agreement.

4. The City hereby agrees to convey the Property to NHA for purposes of the Project, upon receipt of written notice from NHA, signed by its Executive Director or designee duly authorized by the Board of Commissioners, that it has been awarded the Implementation Grant referenced above and expressing its intent to exercise this Option. Such written notice (the “Notice of Intent to Exercise Option”) shall include a copy of the Grant Agreement and shall be sent to the Mayor as provided in Paragraph 10 below no later than one hundred eighty (180) days following execution of the Grant Agreement by NHA. The Property shall be conveyed by quit claim deed.

5. The parties agree and acknowledge that the time lines stated in this Agreement are of the essence and shall be observed and enforced without delay. If any party requests an extension of time, such extension shall be granted only by agreement expressed in a signed, written amendment hereto.

6. Recording of Option. The City may record this document on the Norwalk Land Records.

7. Closing. In the event the NHA exercises this Option to purchase it must provide to the City the following prior to the transfer taking place: (1) reasonable proof that it has obtained and has in place adequate financing to complete the Project as approved in accordance with an approved Transformation Plan and (2) a copy of the signed, written Grant Agreement with HUD. The proposed closing date shall be set forth in NHA's written Notice of Intent to Exercise Option sent to the City. The parties shall mutually agree upon the actual date and time for the closing. In no event shall such date be later than one hundred eighty (180) days following the execution of the Grant Agreement between HUD and NHA for the Implementation Grant, unless otherwise agreed by the parties. The parties further acknowledge and agree that the exercise of the Option is expressly conditioned on NHA obtaining: (i) written determination, on the basis of a federally required environmental review (and an approval of the request for release of funds and approval of the responsible entity's certification, if applicable) that the purchase of the Property may proceed in accordance with 24 CFR Part 58 or 24 CFR Part 50, as applicable; and (ii) all necessary approvals from the U.S. Department of Housing and Urban Development, including Site and Neighborhood Standards review and acquisition approval, and NHA will not exercise the Option unless the foregoing conditions are satisfied.

8. Purchase Price. The purchase price for the Property shall be \$1.00 payable by NHA to the City at closing. As additional consideration for this Option, NHA shall be responsible for general maintenance of the property throughout the effective period of this Option. Such maintenance responsibilities shall include but not be limited to mowing, clearing of litter and general safeguarding of the Property; provided, however, that all risk of loss or damage to the Property by fire or other casualty shall remain with the City until Closing.

9. Title. The City agrees to deliver title to the Property and clear of all liens and encumbrances except as shown on Schedules A and B.

10. The City represents and warrants to NHA that:

(i) The Property is not subject to any leases, tenancies, subleases or other occupancy rights, recorded or unrecorded, written or oral. Any relevant changes after the date hereof shall be updated and set forth on a revised Schedule D prior to Closing.

(ii) The entering into this Agreement (and the sale of the Property to NHA) (i) shall not constitute a violation or breach by The City of: (x) any contract, agreement, understanding or instrument to which it is a party or by which the City or the Property is subject or bound; or (y) any judgment, order, writ, injunction or decree issued against or imposed upon them; and (ii) will not result in the violation of any applicable law, order, rule or regulation of any governmental or quasi-governmental authority.

(iii) There are no (i) claims, actions, suits, condemnation actions or proceedings pending or, to the best of the City's knowledge, threatened against the City or the Property, which would materially and adversely affect the City or the Property, or (ii) violations of any law, statute, government regulations or requirement, which would materially and adversely affect the City or the Property. Any relevant changes or occurrences after the date shall be disclosed to NHA prior to the Closing.

11. The City will cooperate fully with the NHA in providing access to books, records and other documentation in City's possession or control for review, including but not limited to, any leases and related documents, working drawings, plans and specifications, surveys, site plans, engineering reports, insurance policies, service contracts, management contracts, real estate tax receipts, environmental inspection and remediation reports and annual operating statements. The above referenced items shall be provided to NHA within a reasonable time after the effective date of this Option.

12. The City will provide reasonable access to the Property for all physical inspections and appraisals required by the NHA, which inspections and appraisals shall be conducted at the NHA's sole cost and expense. NHA agrees not to cause any material damage to the Property in the course of any inspections of the Property and to reasonably restore the Property if any material damage occurs. NHA shall provide the City with reasonable prior notice of any inspection or testing of the Property, and shall provide the City with evidence of insurance of the person(s) performing such inspection or testing prior to entry onto the Property. The City shall have the right to be present at any such inspection or testing..

13. NHA's due diligence review will include, but not be limited to, engineering, zoning, environmental and hazardous waste reviews, and any other matters as the NHA shall deem appropriate.

14. NHA will be responsible for arranging an Owner's Policy of Title Insurance without exceptions, other than those approved in writing by the NHA at the time that NHA provides notice to the City that it elects to go forward with the purchase of the Property.

15. The City and NHA agree that neither party was represented by a broker in this transaction.

16. The City agrees to maintain the Property in the same condition as currently exists as the Property until Closing or until this Option Agreement terminates subject to NHA's fulfillment of its obligation to maintain the Property throughout the term of this Option as set out in paragraph 8.

17. The City will advise the NHA of any known or existing violations of any law or regulation regarding the Property. The City agrees to correct such violations prior to closing.

18. Notices and General Conditions.

a) A notice, demand, or other communications under this Agreement by any party shall be deemed sufficiently given or delivered if hand delivered or if sent by registered or certified mail, postage prepaid, return receipt requested, as follows:

(i) Notices to the City must be addressed to the Mayor at 125 East Avenue, P.O. Box 5125, Norwalk, Connecticut, 06856-5125, with a copy to Corporation Counsel at 125 East Avenue, P.O. Box 798, Norwalk, Connecticut 06856-0798 or at such other address as the City may, from

time to time, designate in writing and forward to the NHA as provided in this Section;

(ii) Notices to the NHA, must be addressed to its Executive Director at 24 ½ Monroe Street, Norwalk, Connecticut 06854, with a copy to Donna M. Lattarulo, Esq., Lattarulo Law Firm, LLC, 304 Main Avenue, # 329, Norwalk, Connecticut 06851.

b) The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

c) This Agreement shall be construed under and governed by the laws of the State of Connecticut.

d) If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the requirements of applicable laws, regulations, statutes, municipal charters and codes.

e) Any right or remedy which any party to this Agreement may have under this Agreement, or any of its provisions, may be waived in writing by such party without execution of a new or supplementary Agreement. Any such waiver shall not affect any other rights not specifically waived. If any party to this Agreement does not exercise or delays in exercising or exercises only in part any of its respective rights and/or remedies set forth in this Agreement for the curing or remedying of any default or breach of covenant or condition, or any other right or remedy, in no event shall such non-exercise, delay or partial exercise be construed as a waiver of full action by such party or a waiver of any subsequent default or breach of covenant or condition.

f) This Agreement may be amended only by a written document, duly executed by the parties hereto, evidencing the mutual agreement of the parties to such an amendment.

g) This Agreement will be effective only upon the approval by the Norwalk Common Council of the Transformation Plan contained in NHA's application to HUD for the Implementation Grant. Any substantive change in the Transformation Plan or the scope of the Project not otherwise required by or resulting from the application of HUD regulations must be reviewed by the Norwalk Common Council and approved by a majority vote of its members, and such approval shall be evidenced by an affirmation statement duly executed by the City. This Option Agreement may not be exercised if either the Transformation Plan or the scope of the Project is at any time, substantially changed without such consent of the Norwalk Common Council evidenced as stated above.

h) A substantial change to the plan is considered to be a twenty percent (20%) change in any material component of the proposed Plan.

By: _____
Curtis O. Law
Its Executive Director
Duly Authorized

STATE OF CONNECTICUT) ss: Norwalk
COUNTY OF FAIRFIELD)

In Witness Whereof, I hereunder set my hand and official seal.

APPROVED AS TO FORM:
OFFICE OF CORPORATION COUNSEL

By: _____

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

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

Residents of Norwalk:

I have carefully read Ms. Ganga K. Duleep's January 3, 2013 letter to me regarding the Washington Village Transformation Plan and the related Day Street Option Agreement, both of which are currently being reviewed by the Common Council and the Planning Committee, which I chair. The Friends of Ryan Park, like every resident of Norwalk, should be considered stakeholders in this important planning and redevelopment process as it will have significant implications for Norwalk. To that end I have twice offered to meet with Ms. Duleep, however she for various reasons has been unable to accommodate such meetings.

Public input regarding any subject is most effective when it is intended to positively inform the review process by raising questions or concerns that are both informed and factual. Unfortunately, many of the stated concerns raised in this particular letter are neither. There can certainly be well founded reasons for credible dissent on both of these issues, however this letter does not provide it. That being said, I offer the following points of clarification to the residents of Norwalk regarding this letter.

What is the public process that the Day Street Option Agreement is advancing under?

Municipally owned land is conveyed via the CGS 8-24 Review Process. This requires review by the City's Planning Commission and the affirmative vote of the Common Council. Should the Planning Commission not support the transfer of the public land, a two thirds majority of the Common Council is required to approve the transfer. This is and has been the process that the Planning Committee and its staff have been following for over a year which is evident in the public record.

Should the project be funded by HUD how will the related public infrastructure costs be addressed?

The infrastructure to support the intended redevelopment is not yet fully defined and in many ways will be dependent on the public financing sources the developer intends to use and how those resources are deployed in the development of the project. Should the project ultimately be successful in receiving a Choice Neighborhoods Implementation Grant, it is expected that the required public infrastructure will exceed that which the City itself can or should address through any given year's Capital Budget allocation and will require additional governmental assistance just as every other large scale development in the City has previously (95/7, Waypointe and Wall Street Place).

While any public funding source is supported by the taxpayer, it should be understood that specific allocations of funding have been made to certain grant programs by the state and federal government, and by not pursuing such funding Norwalk is essentially ceding its opportunity to improve its public infrastructure to another community. Typically, state and federal interest in financing infrastructure improvements is not based on the City's existing conditions but new development.

Did the City in the past ten years own two or four parcels of property on Day Street?

The land records reflect that the only development parcels the City of Norwalk has owned on Day Street going back ten years are the 13 and 20 Day Street parcels which were purchased by the City using a state grant that the Redevelopment Agency applied for. Any assertion that City owned property on Day Street was sold to Spinnaker Real Estate Development Inc. has no basis in fact and cannot be documented.

Did the Norwalk Redevelopment Agency receive a \$250,000 grant from HUD to conduct surveys to ascertain the level of support for the proposed redevelopment plan as presented by Trinity Financial?

The Redevelopment Agency did not receive funding to conduct any such survey related to the Choice Neighborhood project nor did it conduct such a survey. The Choice Neighborhood Planning Grant was awarded to the Norwalk Housing Authority in 2011 by HUD. This grant was for the development of the entire Transformation Plan currently before HUD and the City for comment, not for a stand alone survey component.

Is the incorporation of Ryan Park into the private developer's plans imperative in order to win the Choice Neighborhood Implementation Grant?

Neither Trinity nor the Housing Authority has ever proposed incorporating Ryan Park into any Trinity Financial development plan. The references to Ryan Park in the Draft Transformation Plan page IV -19 speak only of retaining it and improving it as the only **public park** in the target area based upon what they heard back from the residents of Washington Village as to what they would like to see in the park for amenities. This information has been made available to the Director of Parks and Recreation for his consideration. Such a recommendation process is equally available to the Friends of Ryan Park.

The proposed Trinity Financial development is advancing its own accessible open space plan which includes tot lots, playgrounds, pathways and bike paths that connect the buildings to the surrounding community. Trinity Financial is, however, rightfully concerned as a private developer about the current condition of Ryan Park and its negative influence on the neighborhood in which they intend to invest. They have not presumed to include the park in their site plan which negates the suggested imperative claim or any suggestion of impending private control of the park.

What specific parcels of City owned land are being considered as part of the Washington Village Site Plan? What is the estimated value of this land?

There are two City owned parcels that relate to the proposed Option Agreement; 13 and 20 Day Street. The estimated value of these parcels in 2009 was approximately \$2 Million. The remainder of the proposed development site will be on the existing Washington Village site which is owned by the Norwalk Housing Authority and is use restricted by HUD for public housing.

What is the anticipated level of private investment associated with this project?

The current estimated private equity required to complete the Washington Village redevelopment is \$46 Million.

The proposed Washington Village redevelopment calls for the construction of 273 units with a scale of three to four stories. Could this number of units at a similar scale be accomplished on the Webster Street Lot? If so, could the existing parking on the Webster Street lot then be expanded by three times and a large retail mall be added to the site?

Previous studies have considered the development potential of the Webster Street lot and determined the maximum number of residential units that could be accommodated at 162 units, but at a higher density than what is currently being considered in the Washington Village Redevelopment Plan. The proposed density of one building on the Webster Street lot was seven stories and that accommodated roughly half of the then proposed residential development. The remaining units would be located in four-story townhouse buildings along Martin Luther King Drive.

As part of the Washington Village redevelopment HUD requires 1:1 replacement of every public housing unit. Based on this, relocation of the project to Webster Street would call for the relocation of 136 public housing units and the addition of only 26 non-public housing units. Such a development program isolates the public housing units from a broader mixed income development concept. Additionally, the lack of sufficient workforce and market rate units makes this concept unsustainable economically.

There is no evidence or plan that indicates that the Webster Street site can accommodate three times the amount of the existing parking, a retail mall and housing. There is, however, evidence that the site cannot support this level of development even with additional government assistance.

In conclusion, I hope this response has provided the public with both balanced and factual answers to the questions and concerns addressed in Ms. Duleep's letter and that it has brought into clearer perspective the stated inaccuracies.

Most Sincerely,



Nicholas D. Kydes
Chairman

Common Council Planning Committee

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**

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

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMITTEE

**FROM: NORWALK HOUSING AUTHORITY, EJP CONSULTING GROUP AND
THE NORWALK REDEVELOPMENT AGENCY**

DATE: FEBRUARY 1, 2013

RE: DAY STREET OPTION AGREEMENT

The following answers are provided into the public record in response to Ms. Diane Cece's communication to the Planning Committee entitled Day Street Property Sale to Norwalk Housing Authorities Questions – Concerns – Observations dated January 3, 2013 regarding the Day Street Option Agreement by and between the Norwalk Housing Authority and the City of Norwalk which is currently being reviewed by the Common Council and the Planning Committee.

1. There has been no public hearing on this item.

The transfer of public property is advanced under the CGS 8-24 review process. This process requires that any proposal to take such action first be referred to the City's Planning Commission for a report prior to the City's legislative body taking action. Upon the issuance of such a report or the failure of the Commission to provide such report within thirty five days the legislative body can take action on the proposal. If the Planning Commission report is favorably inclined the proposal can be enacted by a simple majority vote of the Common Council. If the Planning Commission disapproves, the reasons therefore shall be recorded and provided to the legislative body for its further consideration. The legislative body will consider the Commission's reasons for disapproval and if inclined to enact can do so by a two-thirds vote of the legislative body.

Neither the CGS 8-24 Review process nor the Choice Neighborhood Transformation Plan requires a public hearing. That being said there have been numerous public meetings on both topics over the past two years.

**2. There is no known Master Development Agreement between NHA and Trinity
Financial outlining if the most basic of terms and conditions.**

Trinity and NHA have negotiated a Memorandum of Agreement for this planning phase and will enter into a Master Development Agreement (MDA) at a later date after the plan is complete and implementation begins.

3. Who, exactly, will own the land and the buildings, and under what terms?

NHA will own the land and enter into a ground lease (typically a 75 - 99 year lease for financing purposes) with the developer. A Limited Partnership will own the buildings (the developer acts as the General Partner and the tax credit investors are Limited Partners who typically own 99.99% of the partnership). The development and long-term operating requirements will be detailed in a number of legal documents including an MDA, Regulatory and Operating Agreement, Ground Lease, Management Plan, etc. For more detailed information on HUD's Mixed-finance development process, please go to http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/hope6/mfph.

4. Where is the Project Tax Revenue Analysis?

At this early planning phase, a detailed revenue analysis has not been prepared. Trinity will pay taxes on the affordable and market rate units comparable to taxes paid on other affordable and market-rate units in Norwalk. The public housing units will continue to pay a PILOT (payment in lieu of taxes) fee. Research shows that properties adjacent to new mixed-income, mixed-finance developments increase in value and therefore will generate more tax revenue as well.

5. For how long will NHA and/or Trinity own the land and buildings, and for how long will the lease for the development be in force: 20, 30, 40 years?

As stated above, ground leases for mixed-finance developments typically range from 75 - 99 years. The NHA will own the land and long-term lease the land to a Limited Partnership (as described above in #3). The Limited Partnership will own the improvements on the land for a minimum of 15 years (this is a requirement of the tax credit program). Typically in these types of projects, the Housing Authority has the right of first refusal with respect to the tenant's (the Limited Partnership) interest under the lease.

6. Can NHA or Trinity sell the land and/or property after development and fulfillment of any time requirements?

The developer and NHA will execute a Declaration of Restrictive Covenants that requires the owner to develop, operate and maintain the development in accordance with all requirements applicable to public housing for a 40-year period (from the date of occupancy). This period is extended for 10 years after NHA's last provision of HUD subsidy for the public housing units. During this period the Owner cannot transfer, convey, lease, assign, mortgage, etc. the development without approval from HUD.

- 7. Some Washington Village tenants will opt for Section 8 Vouchers – what is the current and projected stock of Section 8 units in Norwalk?**

As part of the application for Choice Neighborhoods Implementation funding, NHA will request new vouchers to accommodate residents during relocation. These new vouchers will remain in NHA's portfolio after relocation is completed. NHA currently has 680 vouchers. There is an abundance of units in Norwalk for voucher holders; NHA has a list of 241 available units.

- 8. What is the current and projected (3-5 year) waiting list for Section 8 vouchers and housing units?**

NHA currently has a wait list of 1,200 applicants for vouchers.

- 9. Didn't the NHA just announce they had 9,000 applicants for Section 8 with only 1,200 making the waiting list cut?**

Yes.

- 10. If current residents opt for Section 8 voucher, will they have to provide 1st, last month rent + security? And utility deposits?**

As part of the Choice Neighborhoods Implementation Grant a detailed relocation plan will be prepared that outlines resident responsibilities and rights during relocation. Relocation counselors will also be assigned to each household to assist with finding units, arranging for movers, etc. Moving expenses will be paid by NHA. The specifics around providing security and utility deposits have not been finalized yet but NHA will budget for these costs as part of the Choice Neighborhoods budget.

- 11. If current residents opt for Trinity Financial units, will they have to provide 1st, last month rent + security? And utility deposits?**

This level of detail has not yet been discussed as there is not even a Choice Neighborhoods Implementation Grant NOFA to respond to much less an application formulated to HUD for implementation assistance, but if these deposits are made available during relocation they would also be available to apply to the new units.

- 12. When, where and how will NHA post the "re-entry" criteria for residents?**

NHA has had a preliminary discussion with residents regarding re-occupancy criteria and their suggestions have been documented in the Transformation Plan (see People Strategy #5, page VI-24, for details about the relocation process). NHA, Trinity and the residents

will finalize the re-occupancy criteria before any relocation starts and relocation counselors will discuss the criteria (and provide a written copy) when advising residents of their relocation options. Case managers will also work with residents before they return to the new units to ensure they meet the re-occupancy criteria.

- 13. When were “in good standing” rules last updated, and what specific requirements were changed?**

There are no changes in requirements. The last update of rules was done on 9-20-2011; these were effective 4-20-12.

- 14. Are the current ‘in good standing’ rules guaranteed to be in effect for the Choice Neighborhoods process? If not, what is the method and timeline for notifying prospective clients of the changes?**

The “good standing rules” will remain in effect. In the event rules are changed they will be part of PHA plan, all residents will be notified, and there will be a public hearing.

- 15. Will displaced residents who choose private stock, Section 8 voucher, other public housing project, or Trinity continue to have the NHA programs and amenities available to them today?**

Yes, regardless of where residents choose to relocate, they will have access to NHA programs and many new programs available through the CNI funded case management system. HUD requires NHA to provide case management services to all Washington Village households impacted by the redevelopment effort – regardless of where they relocate to – during the 5 year CNI Implementation grant period, assuming NHA is successful in receiving a grant from HUD.

- 16. Who will tenants of the new development have leases with and pay rent to – Trinity or NHA?**

As the owner and property manager of the new development, all residents will have leases with and pay rent to Trinity.

- 17. Assuming current Washington Village housing stock will become vacant through attrition, at what point in time will NHA stop filling vacated units?**

NHA will stop filling vacated units when funding has been secured for the new development or when any units become uninhabitable and cannot be brought back on line without substantial capital investment.

- 18. NHA considers to tell tenants and community members that timing for Washington Village tenants is 3-5 or 5-6 years out, yet the NHA Public Housing Plan executive summary says they will apply for a demolition permit this year!**

NHA is required to include in its PHA Plan any future intention to demolish and/or dispose of specific public housing developments. Any actual demolition or disposition of public housing units requires a formal application by NHA and approval by HUD.

- 19. The city and NHA has had no solution or investigation into mitigating or eliminating flooding for these tenants for 50 years, so why now have engineers been engaged to look at the flood problem and propose solutions?**

The Redevelopment Agency did not engage Tighe & Bond to find solutions to the flooding issues that have impacted the existing Washington Village development. Tighe & Bond was engaged by the Agency to determine what necessary public infrastructure improvements would be required to accommodate anticipated new development in a defined area of the City's Transit Oriented Development (TOD) Plan Area and to further consider what flood mitigation and state approvals would be necessary to allow such anticipated development to occur as much of the defined area is within the 100 year flood plain.

Unfortunately, by design the existing Washington Village units will continue to be susceptible to flooding as the base floor elevation of the existing units remains within the 100 year flood plain.

- 20. The Choice Neighborhood Plan has a number of components that are strategies for success, titled "People", "Neighborhood" and "Housing". When you review those strategies, answer this question: aren't all of this initiative in place now? If not, WHY?**

- Implement public safety initiatives
- Enhance open space and recreational activities
- Resolve flooding issues in neighborhood
- Proactively address substandard building conditions
- Promote economic development
- Promote employment, training and asset building
- Maximize Sec 3 employment opportunities
- Improve overall health and wellness
- Ensure needs of special populations are met
- Build a learning community
- Connect children age 0-5 to quality early childhood education opportunities
- Ensure children have access to high quality education from kindergarten thru high school
- Supplemental and continuous education

Why are these things being touted as success strategies for CNI, when they are supposed to be happening all along?

NHA runs a number of successful programs for residents and youth but does not have the resources to provide a comprehensive, coordinated plan for each household – based on its individual needs. The Choice Neighborhoods program provides specific funding for this

purpose to ensure that residents impacted by redevelopment have opportunities to improve their lives – including their health, educational outcomes, economic self-sufficiency, etc. HUD also requires that grantees set goals for improving these outcomes and closely monitors if these goals are being met.

- 21. If approved, and ultimate compliance with POCD is desired, it is NOT too premature to know the potential location(s) for the public parking garage in the vicinity of Water Street.**

Assuming that which is being approved is the Day Street Option Agreement its consistency with every single aspect of the POCD is not required. The POCD like all master plans is advisory in nature offering general ideas, concepts and goals that should guide the City's development plans and processes. The POCD does not identify a specific site for the referenced public parking and its related plans offer concepts related to this site, not prescriptive plans and no POCD related document quantifies the current or anticipated parking demand for such a public parking facility. As previously stated, the Option Agreement is advancing to the Common Council under the CGS 8-24 Review Process and will be so considered by the City's legislative body.

- 22. What, if any, is the role of Spinnaker or Mr. Fowler in this development, and in the abutting parcels?**

Mr. Fowler has no interest in this development effort other than being a neighboring property owner. His private property interests are unrelated to the two issues being reviewed by the Council, thus irrelevant.

- 23. Just as workforce-housing regulations allowed Mr. Fowler to request and be granted approval to move the affordable units offsite, what is there to prevent Trinity Financial from doing the same thing? Doesn't HUD only require that all the existing units be replaced one-to-one, and couldn't that in fact be anywhere in the footprint of the Choice Neighborhoods Transformation Plan area?**

Again, as Mr. Fowler has no involvement in this development, any reference to his other projects is irrelevant to the issues at hand. As to the question regarding the City's Workforce Housing Zoning Regulation and the impact that its offsite provisions might have on this development, HUD requires that the existing units be replaced one-for-one in the South Norwalk designated Choice Neighborhoods area, or in non-impacted areas with access to amenities comparable to or better than what can be found in a revitalized South Norwalk. There are several reasons why the proposed new units will not be moved off these three parcels: (1) land costs prohibit acquiring additional land; (2) Trinity is experienced in managing mixed-income developments that are on single or contiguous sites for effective property management; (3) if this plan is approved by the City, deviation from the plan would require going back to the City for approval; and (4) for CNI Implementation funding, HUD will require that NHA prove site control of all replacement housing parcels and HUD must approve any deviation from the plan as well.

24. What is the required investment from the City of Norwalk? (we've heard public improvements, including roads, a new street (?), flooding mitigation, utilities service, etc)

The infrastructure to support this particular development has not yet been fully defined and in many ways will be dependent on the public financing sources the developer intends to use and how those resources are deployed in the development. However, should Norwalk be successful in receiving a \$30 Million Choice Neighborhoods Implementation Grant it is anticipated that the public infrastructure costs will exceed that which the City itself can or should address through any given year's Capital Budget allocation and will require additional governmental assistance just as every other recent large scale development in the City's redevelopment plan areas has previously.

25. What is the expected investment from the City of Norwalk?

Immediately the City is being asked to consider an Option Agreement with the Housing Authority on adjacent land to Washington Village that has been either vacant or underutilized for well over a decade for \$1. This is being considered so that Housing Authority might over the next few years be provided an opportunity to apply into a very competitive HUD grant program in the hopes of potentially transforming Washington Village, the oldest public housing project in the State of Connecticut and these two City owned sites into a positive contributing asset to the South Norwalk Community and the City as a whole.

The Option Agreement certainly has value as it restricts the time in which the site can be used for other types of development and if the required conditions are met by NHA its underlying land value will be essentially donated to the project, as such its approval should be carefully considered. That value must also be weighed against the possibility that the agreement could leverage \$30 Million of federal funding which would unlock the economic development potential of the South Norwalk waterfront and provide a much needed catalyst for South Norwalk neighborhood improvement and investment while expanding area affordable housing opportunities.

As the project's Financing Plan is advanced under a Choice Neighborhoods Implementation Grant, which is the next step in this process, there will assuredly be other costs for the City to consider and debate the merit of, but those are not currently before the City. The importance of the Option Agreement advancing forward is what it represents to HUD. It indicates that before a grant application is even filed with HUD to implement the Transformation Plan the City has already demonstrated its support for and commitment to the concept of redeveloping Washington Village. The end measurement in obtaining an Implementation Grant from HUD for this project will not rest upon how much the City itself did or did not invest but rather the leverage that has been committed to the implementation of the plan by the entire Norwalk community both public and private, and that of the State of Connecticut and how that stacks up against what HUD will be asked to invest in making what today is a plan a development reality.

- 26. How long is the requirement for the affordable units to remain at the location? If they are required units in perpetuity, where do they “move to” at the end of the time requirement?**

The public housing units will remain on the NHA leased land for a minimum of 40 + 10 years from the last day NHA contributes public housing subsidy and likely into perpetuity as long as funding is available for redevelopment and operations.

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: JANUARY 31, 2013
RE: REQUEST FOR RECOMMENDATIONS ON WHICH CDBG PROPOSALS SHOULD
ADVANCE TO PHASE II OF THE APPLICATION PROCESS

SUMMARY

The Planning Committee of the Common Council is asked to make a recommendation as to which CDBG proposals submitted for Phase I of the CDBG application process are recommended for advancement to Phase II of this process. The applications which are recommended for advancement to Phase II should be those that are most likely to be funded for the upcoming program year.

BACKGROUND

The intention of the Phase I CDBG application is to obtain basic information as to the eligibility of the proposed CDBG activity, its consistency with ConPlan goals and objectives, the substance of the activity being proposed, the dollar amount being requested, and the number and type of beneficiaries that this proposed activity will serve. It is this information that is typically the basis for decisions on funding allocations. The Phase II, or full application, is very detailed and time-intensive to complete. For this reason, CDBG staff respectfully recommends that only those proposals most likely to ultimately be funded be recommended for advancement to Phase II of the application process by the Committee.

A total of 43¹ Phase I applications have been submitted for the upcoming CDBG program year – applications were contained in the packet mailed to all Council members on Tuesday, January 22nd. These applications are also posted at the following link on the City website: <http://norwalkct.org/index.aspx?nid=652>. A spreadsheet containing a summary of key details of each proposal is provided in Attachment A.

The spreadsheet in Attachment A also contains a summary of the results of the Redevelopment Agency's assessment of proposals, which were done according to the criteria which was outlined in the Notice of Funding Availability released on December 28th, 2012. Completed assessment forms are also attached. Three Redevelopment Agency staff independently scored each application, with the exception of the Redevelopment Agency's CDBG application, which was scored by the National Development Council staff member who is highly experienced with the CDBG program. Those three staff members compared application scores and together resolved any discrepancies in their scores. Staff requested clarification from several applicants in order to

¹ This includes the Redevelopment Agency's request for CDBG program administration funding

fully and accurately assess their proposals. Applicant responses to this follow up are provided in the attached material. As directed by the Committee members at the January 10th Planning Committee meeting, CDBG staff invited all Council members to score Phase I applications. Assessment forms were completed and returned by one Council member – Attachment A includes a summary of these scores. An independent contractor to the Redevelopment Agency closely reviewed discrepancies between these scores and those of staff to ensure nothing was overlooked and to affirm that staff's initial assessment of those criteria was both fair and accurate.

REQUESTED ACTION

Review CDBG Phase I applications and make a recommendation as to which proposals should advance to Phase II of the application

Activity Type	#	Pages	Project Title	Organization	Funding Request	Funding by Category	Cumulative Requested by Category	Cash Match	Cash Match Ratio (x:1)	ConPlan Strategy	Secondary ConPlan Strategies	Benefit Type	Proposed Number of Benefit	% of Benefit to be Low/Mod	Received in Past 5 years?	Applied for Grant Agency Funding?	Agency Staff Score	Council Member #1	Variance between Agency and Council Member Score
Category 1: Economic Development/ Housing Rehabilitation/ Public Facilities/ Planning and Capacity Building	1	47-49, 47a	City Neighborhoods	Norwalk Redevelopment Agency	\$ 499,542	Total Requested: \$1,331,704 Total Non-Admin/ Non-Public Service Funding Available: \$875,915	\$ 499,542	\$ 3,700,000	7:1	Multiple furthring of all ConPlan objectives	Including: Preservation	All urban core residents	Area Benefit (11,522)	80%	Yes	No	95*	92	3
	2	31-32, 31a	MFAP's Transitional Living Program (Multi-Unit Residential Renovation)	Mid-Fairfield AIDS Project, Inc.	\$ 65,000		\$ 564,542	\$ 130,000	2:1	Housing Rehabilitation	Tenant-based Rental Assistance; Health/Mental Health Services; Drug Prevention Education	Persons with HIV/AIDS or Substance Abuse Issues	8	100%	No	No	90	85	5
	3	22-23, 22a-b	Install Wiring to Connect External Generators	Housing Authority of the City of Norwalk	\$ 17,710		\$ 582,252	\$ 30,000	1.5:1	Housing Rehabilitation		Public Housing Residents	2,186	100%	Yes	No	85	65	20
	4	28-29, 28a-d	Landlord Entrepreneurship and Affordability Program (LEAP)	Housing Development Fund	\$ 100,000		\$ 682,252	\$ 200,000	2:1	Housing Rehabilitation	First-time Homewownership	Prospective Homebuyers	15	100%	Yes	No	85	65	20
	5	8-10, 8a	Norwalk Accessibility Project	City of Norwalk, Human Relations and Fair Rent Department	\$ 10,950		\$ 693,202	\$ 400,000	36:1	Public Infrastructure Improvements		All Library users	28,499	70%	No	No	80	70	10
	6	43-45, 43a-c	Improvements to Fire Station #5	Norwalk Fire Department	\$ 75,000		\$ 768,202	\$ 400,000	5:1	Public Infrastructure Improvements		All neighborhood residents	Area Benefit (12,638)	53%	No	No	80	95	-15
	7	12-13, 12a-b	SafeHouse Rehabilitation	Domestic Violence Crisis Center	\$ 75,000		\$ 843,202	Requests requirement to be waived	0:1	Housing Rehabilitation	Domestic Violence Prevention	Victims of domestic violence	245	90%	Yes	No	75		n/a
	8	34-35, 34a	Miss Laura M. Raymond Homes Boiler Replacement	Miss Laura M. Raymond Homes	\$ 60,000		\$ 903,202	\$ 120,000	2:1	Energy Efficient Renovations	Preservation	Elderly/ Disabled	52	100%	Yes	No	75		n/a
	9	51-52, 51a	ODS Roofing Project	Open Door Shelter	\$ 43,250		\$ 946,452	Requests requirement to be waived	0:1	Housing Rehabilitation	Basic services, Placement Services	Homeless	2,500	90%	Yes	\$ 75,000	75	70	5
	10	54-55, 54a-b	South Norwalk Community Center Facility Improvements	South Norwalk Community Center	\$ 100,000		\$ 1,046,452	\$25,000, Requests minimum requirement (1:1) to be waived	25:1	Public Infrastructure Improvements	Literacy/GED/ Customized Job Training, Health/Mental Health Services, After-School Programming, Basic Services	All neighborhood residents	5,458	65%	No	No	75	75	0
	11	37-38, 37a	Woodward Cliffs Mutual Housing	Mutual Housing Association of Southwestern Connecticut	\$ 20,000		\$ 1,066,452	\$ 41,000	2:1	Renovations, Housing Renovations	Preservation	Low/mod income renters	12	100%	No	No	73	65	8
	12	5-6, 5a-b	Facilities Project	Carver Foundation	\$ 55,000		\$ 1,121,452	\$ 55,000	1:1	After-School Programming		Youth	380	85%	Yes	\$ 55,000	70	75	-5
	14	18-20, 18a-b	Improvements to Dwelling Units and Common Areas at 20 West Ave	Housing Authority of the City of Norwalk	\$ 48,510		\$ 1,169,962	\$ 50,000	1:1	Housing Rehabilitation	After-School Programming	Public Housing Residents	189	100%	Yes	No	70	67	3
	15	2-3, 2a-c	Roof Replacement for Building's Main Roof (Center)	Broad River Homes	\$ 65,000		\$ 1,234,962	\$ 65,000	1:1	Housing Rehabilitation	Preservation	Elderly/ Disabled	50	100%	Yes	No	65	45	20
	16	25-26, 25a-b	Modifications to Improve 1st Floor Lobby Restrooms at Ludlow Commons	Housing Authority of the City of Norwalk	\$ 16,742		\$ 1,251,704	\$ 20,000	1:1	Housing Rehabilitation		Public Housing Residents	44	100%	Yes	No	60	45	15
	17	15-16, 15a-b	ADA Compliance Downstairs Unisex Handicapped Restroom	Frank C. Godfrey American Legion Post 12	\$ 30,000		\$ 1,281,704	\$ 30,000	1:1	Goal 3; no specific strategy		Veterans with disabilities	200	75%	No	No	58	60	-2
	18	57-59, 57a	Microenterprise Assistance Program	Women's Business Development Council	\$ 40,000		\$ 1,321,704	\$ 40,000	1:1	Literacy/GED/ Customized Job Training		Prospective entrepreneurs	25	65%	Yes	\$ 40,000	57	49	8
	19	40-41, 40a-c	Ben Franklin Center Tile Replacement	Norwalk Economic Opportunity Now, Inc. (NEON)	\$ 10,000		\$ 1,331,704	\$ 10,000	1:1	Literacy/GED/Custo mized Job Training		All workforce development clients	250	100%	Yes	\$ 1,301,950	55	60	-5

*City Neighborhoods' score was calculated by experienced staff of the National Development Council, the oldest national non-profit community development organization.

ConPlan Strategies in bold, red font are currently unmet strategies.

Activity Type	#	Pages	Project Title	Organization	Funding Request	Funding by Category	Cumulative Requested by Category	Cash Match	Cash Match Ratio (x:1)	ConPlan Strategy	Secondary ConPlan Strategies	Benefit Type	Proposed Number of Benefit.	% of Benefit to be Low/Mod	Received in Past 5 years?	Applied for Grant Agency Funding?	Agency Staff Score	Council Member #1	Variance between Agency and Council Member Score
Category 2: Public Services	20	110-112, 110a-b	Services Navigator, Creation of a Coordinated Care Team	Norwalk Hospital Foundation	\$ 29,000	Total Public Service Funding Available: \$129,527 Total Requested: \$410,493	\$ 29,000	\$ 100,000	3:1	Health/Mental Health Services		Homeless Victims of domestic violence	100	100%	No	No	100		n/a
	21	78-79, 78a-c	Domestic Violence Prevention through Effective Community Policing	Domestic Violence Crisis Center	\$ 30,000		\$ 59,000	\$ 90,000	3:1	Domestic Violence Prevention		All Norwalk residents	75 families	72%	Yes	No	95	95	0
	22	70-73, 70a	Fair Housing Law Seminars	City of Norwalk Fair Housing Advisory	\$ 19,670		\$ 78,670	\$ 125,799	6:1	Goal 1 and 3; no specific strategy		High School Students	125 +website views	100%	No	No	85		n/a
	23	97-98, 97a-b	Substance Abuse-Education, Prevention, Wellness	Liberation Programs	\$ 7,500		\$ 86,170	\$ 80,000	11:1	Drug Prevention Education	Health/Mental Health Services	5th-12th grade students	500	50-75%	No	No	85	77	8
	24	114-115, 114a	Norwalk Police Activities League Crime Prevention Series	Norwalk Police Activities League	\$ 3,400		\$ 89,570	\$ 6,800	2:1	Drug Prevention Education	Domestic Violence Prevention	Children, prenatal to 6 years old	300	64%	No	No	85	77	8
	25	84-85, 84a-b	Child First	Family & Children's Agency	\$ 15,000		\$ 104,570	\$ 45,000	3:1	Health/Mental Health Services		Youth	100	100%	Yes	No	82	80	2
	26	67-68, 67a-b	Summer Youth Employment with Expanded Briggs Academy Component	City of Norwalk	\$ 20,000		\$ 124,570	\$ 80,000	4:1	Summer Youth Employment		Stdts grades 4-8, parents & families	100	100%	Yes	No	80	80	0
	27	75-76, 75a	Drug Prevention Education for After School Programs	Courage to Speak	\$ 15,200		\$ 139,770	\$ 30,580	2:1	Drug Prevention Education	After-School Programming	Elderly/ Disabled	130	100%	Yes	No	80		n/a
	28	81-82, 81a	ElderHouse Transportation Program	ElderHouse	\$ 10,000		\$ 149,770	\$ 38,400	4:1	Health/Mental Health Services		Low/moderate income households	75	60%	Yes	\$ 9,600	80	65	15
	29	120-121, 120a-c	Person-To-Person Emergency Financial Assistance	Person-To-Person	\$ 16,000		\$ 165,770	\$ 32,000	2:1	Tenant-based Rental Assistance		High School Students	40 HH	100%	Yes	No	77	74	3
	30	126-127, 126a	Check & Connect Dropout Prevention Program	Serving All Vessels Equally (SAVE)	\$ 20,000		\$ 185,770	\$ 60,000	3:1	After-School Programming	Summer Youth Employment	Trauma Victims age 0-19	20	70%	Yes	No	77		n/a
	31	61-62, 61a-b	Trauma Focused Cognitive Behavioral Therapy (TF-CBT)	Child Guidance Center of Mid-Fairfield County	\$ 25,000		\$ 210,770	\$ 150,000	6:1	Health/Mental Health Services		All urban core residents	50	98%	Yes	\$ 15,000	75	67	8
	32	64-65, 64a-b	Neighborhood Improvement Coordinator	City of Norwalk	\$ 21,223		\$ 231,993	\$ 42,446	2:1	Public Infrastructure Improvements		Youth	Area Benefit (28,295)	100%	Yes	\$ 68,525	75	75	0
	33	117-118, 117a	Expanded DARE Program	Norwalk Police Department	\$ 4,500		\$ 236,493	\$ 9,000	2:1	Drug Prevention Education		High School Students	464	62%	No	No	75	70	5
	34	106-108, 106a-c	Fire Dept Cadet/Explorer Program	Norwalk Fire Department	\$ 15,000		\$ 251,493	\$ 30,000	2:1	After-School Programming		Seniors Low/mod income households	25	50%	No	No	72		n/a
	35	123-124, 123a-d	Improving the Mental Health of Isolated Seniors Through Regular Telephone Contact	Senior Services Coordinating Council, Inc.	\$ 13,000		\$ 264,493	\$ 26,000	2:1	Health/Mental Health Services		High School Students	50	100%	Yes	No	72	80	-8
	36	87-88, 87a-c	Food Bank of Lower Fairfield County	Food Bank of Lower Fairfield County, Inc.	\$ 25,000		\$ 289,493	\$ 100,453	4:1	Basic Services		High School Students	3,000	100%	Yes	No	71	65	6
	37	129-130, 129a	TeMPEST	The Maritime Aquarium at Norwalk, Inc.	\$ 15,000		\$ 304,493	\$ 30,000	2:1	After-School Programming	Literacy/GED/Customized Job Training	Youth	30	80%	Yes	No	70		n/a
	38	132-134, 132a	Travis Simms Foundation Youth Boxing	Travis Simms Foundation	\$ 20,000		\$ 324,493	\$ 40,000	2:1	After-School Programming		Prospective Homebuyers	200	95%	No	No	70		n/a
	39	93-95, 93a-c	First Time Homebuyers Counseling and Technical Assistance Program	Housing Development Fund	\$ 26,000		\$ 350,493	\$ 100,000	4:1	First-time Homeowners		Teachers/ Children	60	100%	Yes	No	65		n/a
	40	103-104, 103a	NEON Child Development Program	Norwalk Economic Opportunity Now, Inc.	\$ 25,000		\$ 375,493	\$ 50,000	2:1	Child Care Services		Workforce development clients	510	100%	Yes	\$ 1,301,950	65		n/a
	41	100-102, 100a-c	Empower thru Education and Employment Partner with NCC to provide	Norwalk Economic Opportunity Now, Inc. (NEON)	\$ 30,000		\$ 405,493	\$ 60,000	2:1	Literacy/GED/Customized Job Training		Public Housing Residents	40	100%	Yes	\$ 1,301,950	62		n/a
	42	90-91, 90a	Comprehensive education and job skills training	Housing Authority of the City of Norwalk	\$ 5,000		\$ 410,493	\$ 10,000	2:1	Literacy/GED/Customized Job Training		All CDBG beneficiaries	16-20	100%	Yes	No	60	67	-7
Category 3: Administration	43	135-136	CDBG Program Administration	Norwalk Redevelopment Agency	\$ 220,121	\$220,121	\$ 220,121	n/a	n/a	n/a	n/a		n/a	n/a	Yes	No	n/a	n/a	n/a

ConPlan Strategies in bold, red font are currently unmet strategies.

**Norwalk Congregate Homes for the Elderly, Inc. DBA Broad River Homes:
Roof Replacement for Building's Main Roof (Center)
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 0 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 65 **Total points if a public facility or housing project (Maximum available points = 100)**

2a

Weber, MaryGrace

From: Broad River Homes [BroadRiver@ehmchm.org]
Sent: Tuesday, January 29, 2013 3:20 PM
To: Weber, MaryGrace
Cc: Carney, Timothy; Pacchiana, Karen
Subject: RE: Follow up to Broad River Homes CDBG Phase I Application

Hi MaryGrace

It was brought to my attention that with the roof upgrade, it will be energy efficient.

Sheila Dawson
EHM Administrator
Broad River Homes
P: 203.846.3700 / F: 203.849.3149
broadriver@ehmchm.org <mailto:broadriver@ehmchm.org>

"Elderly / Community Housing Management and its managed facilities are Equal Opportunity Housing Providers. The Fair Housing Act prohibits discrimination in the sale, rental, or financing of housing on the basis of race, color, religion, sex, disability, familial status, or national origin. Complaints of discrimination may be forwarded to the Fair Housing Administrator, US Department of Housing and Urban Development, Washington, D.C. 20410 Phone 1-800-668-9777." Connecticut law also prohibits discrimination in all of the above categories plus these additional categories: lawful source of income, marital status, sexual orientation, gender identity or expression, use of a guide dog, and age (except when program regulations restrict the housing to an age-specific category). Complaints of discrimination may be forwarded to the Commission on Human Rights & Opportunities at 1-860-541-3400.

Elderly / Community Housing Management and its managed facilities do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

From: Broad River Homes
Sent: Tue 1/29/2013 2:00 PM
To: Weber, MaryGrace
Cc: Carney, Timothy; Pacchiana, Karen
Subject: RE: Follow up to Broad River Homes CDBG Phase I Application

Hi MaryGrace,

Attached grant applications with some revisions/updates to the narrative which should answer the questions below. However, you can advise: Deed restrictions - the refinance requires the owner to operate the property as affordable rental housing through the current term of the existing mortgage (2/1/40). Deed restrictions could certainly be extended if necessary. No to energy conservation. Cash match would be \$65,000 with total project cost (projected) of \$130,000.

If you have any other questions, please contact me. Otherwise, I will see you tonight!

4

2b

See attached revisions.

Sheila Dawson
EHM Administrator
Broad River Homes
P: 203.846.3700 / F: 203.849.3149
broadriver@ehmchm.org <mailto:broadriver@ehmchm.org>

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Elderly / Community Housing Management and its managed facilities do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Mon 1/28/2013 2:03 PM
To: Broad River Homes
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to Broad River Homes CDBG Phase I Application

Hi Sheila,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a couple follow up questions for you. The extension of deed restrictions to preserve the development's affordability wasn't explicitly addressed in the application - can you tell me what the deed restrictions are currently? If not into perpetuity already, could they be extended if CDBG funding is received? Do you have any collaborations with City departments aside from the Redevelopment Agency? Does the proposed project address energy conservation in any way? Also, I know we'd spoken about this over the phone, but would you confirm that a 1:1 cash match will be provided (and if so, that the total estimate for this project is at least \$130,000?)

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,

MaryGrace

W

20

**Carver Foundation of Norwalk, Inc.: Facilities Project
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- Public Services:
- \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
- Public Facilities, Housing and Economic Development:
- \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 70 **Total points if a public facility or housing project (Maximum available points = 100)**

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Tuesday, January 29, 2013 8:50 AM
To: 'Novelette Peterkin'
Cc: Carney, Timothy; Pacchiana, Karen
Subject: RE: Follow up to Carver CDBG Phase I Application

Thanks Novelette.

From: Novelette Peterkin [mailto:novelette@carvercenterct.org]
Sent: Monday, January 28, 2013 6:39 PM
To: Weber, MaryGrace
Cc: Carney, Timothy; Pacchiana, Karen
Subject: RE: Follow up to Carver CDBG Phase I Application

MaryGrace,
Yes

We have our after school program that serves school age students(80 kids) and also a six week summer camp for (170 kids). Both are licensed by Department of Public Health. We also have after school program for high school students and a basketball league for 120(kids -kindergarten through 8th grade) and three travel league (5th through 9th grade). We operate one of the affordable Summer Camp with funding support from the City. We are also a placement site for the mayor summer youth employment program. Carver also partners with the Board of Education and host two GED and ESL classes twice per week.

Thank you
Novelette

From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Monday, January 28, 2013 3:44 PM
To: Novelette Peterkin
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to Carver CDBG Phase I Application

Hi Novelette,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a couple follow up questions for you. I'm wondering if the improvements will address childcare services in any way? I believe Carver's programs serve youth who are beyond the 0-5ish age group but just wanted to double check that I'm not missing out on points where they should be awarded. Does the proposed project or programming that will be directly impacted by the improvements involve a partnership with any City department?

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

1/29/2013

5b

City of Norwalk, Human Relations and Fair Rent Department: Norwalk Accessibility Project
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

 Total points if not a public facility or housing project (Maximum available points = 100)

80 **Total points if a public facility or housing project** (Maximum available points = 100)

**Domestic Violence Crisis Center: SafeHouse Rehabilitation
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

 Total points if not a public facility or housing project (Maximum available points = 100)

75 **Total points if a public facility or housing project** (Maximum available points = 100)

12a

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Tuesday, January 29, 2013 3:10 PM
To: Pacchiana, Karen; Carney, Timothy
Subject: FW: CDBG PY 39 Funding Application - SafeHouse Rehabilitation

From: Marie Simpson [mailto:MSimpson@dvccct.org]
Sent: Tuesday, January 29, 2013 2:01 PM
To: Weber, MaryGrace
Cc: Rachelle Kucera Mehra; Diana Mesa
Subject: CDBG PY 39 Funding Application - SafeHouse Rehabilitation

Good afternoon MaryGrace,

DVCC's grant application for the City of Norwalk CDBG PY 39 SafeHouse Rehabilitation, current statement that our "Cash match is more than \$3.00:\$1.00" is incorrect. For this capital improvement to our Norwalk SafeHouse we would like to have the matching funds waived. If you should have any further questions/comments regarding this application please let me know. I can be reached by email or by phone at the number below.

Thanks,
Marie

Respectfully,

Marie Simpson
msimpson@dvccct.org
Domestic Violence Crisis Center

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

DVCC
777 Summer Street
#400
Stamford, CT 06901

DVCC
16 River Street
1st Floor
Norwalk, CT 06850

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

1/30/2013

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Frank C. Godfrey American Legion Post 12: ADA Compliant Downstairs Unisex Handicapped Restroom
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
 \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 0 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 0 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 3 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project** (Maximum available points = 100)
- 58 **Total points if a public facility or housing project** (Maximum available points = 100)

Addendum to CDBG Grant Application From American Legion Frank C. Godfrey Post 12.

The current membership of Post 12 is 428. Of that number approximately 75 – 80% are low/moderate income families. Many are in retirement and living on Social Security.

The usage of our already low-priced halls will be enhanced by the state-of-the-art handicapped accessible bathroom. The entire community ethnically/income-wise has and will be able to take advantage of the addition as they celebrate birthdays, weddings, baby showers, etc.

The Post is poised to offer and has offered the use of our halls to host any organization providing information/screening to promote/counsel the community on mental health, drug education/rehabilitation, after-school activities, etc.

This project is only the first step in upgrading our building to full ADA compliance.

**NHA: Improvements to Dwelling Units and Common Areas at 20 West Avenue
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- Public Services:
- \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
- Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 70 **Total points if a public facility or housing project (Maximum available points = 100)**

Weber, MaryGrace

From: Sheri McCready [smccre@norwalkha.org]
Sent: Tuesday, January 29, 2013 12:57 PM
To: Weber, MaryGrace
Subject: RE: responses to questions phase I Applications
MaryGrace,

Thanks for bringing this to my attention. The responses are noted in red. Please call or email if you need anything additional.

Best regards,
Sheri

On the external generators project, a cash match of \$626,684 is noted. The amount requested is \$17,710. Is the total project cost (including admin costs for the Construction Manager/Clerk of Works) really nearly \$645k? If not, can you explain in greater detail how the cash match was calculated? The numbers noted here are inclusive of the total of capital fund projects. For this project, the capital fund match is 30K.

On the modifications to restrooms at Ludlow Village, can you provide a bit more detail on the scope of the improvements needed? The scope of the project includes accommodation improvements to restrooms. The project will modify toilet rooms to accommodate wheel chairs; move flush control in the men's toilet room which is located on the wrong side of toilet; move tissue dispensers; install grab bars in both men's and women's restroom; re-mount towel dispensers; re-mount mirrors which are too high; and modify sink piping. And a similar question to the above: is the total project cost (including admin for the Construction Manager/Clerk of Works) about \$45k? The total request is \$16,742 with a 20K match for admin costs.

On the 20 West Ave improvements, is energy conservation in any way a part of the project? Can you give us a bit more detail on the extent of rehab needed? The project will include accommodation improvements to interior common areas such as classrooms, kitchen, toilets, and laundry facility, and accessibility improvements to dwelling units. The scope of the project will include maneuverability clearance for wheelchairs, adjusting grab bars, lowering shelves, and re-mounting controls such as switches, outlets, and electric panels. And similar to the above questions, is the \$235,000 match specifically for rehab work at 20 West Ave? This number reflects the total capital fund project for 20 West Avenue. The project request is \$48,510 and for this specific request, the capital fund match is 50K.

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, we can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

1/30/2013

186

**NHA: Install Wiring to Connect External Generators for Electricity during a Power Outage
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 5 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts Public Facilities, Housing and Economic Development:
\$2.50:\$1.00 – 5 pts \$1.00:\$1.00 (minimum) – 0 pts
\$3.00:\$1.00 or more – 10 pts \$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project** (Maximum available points = 100)
- 85 **Total points if a public facility or housing project** (Maximum available points = 100)

22a

Weber, MaryGrace

From: Sheri McCreedy [smccre@norwalkha.org]
Sent: Tuesday, January 29, 2013 12:57 PM
To: Weber, MaryGrace
Subject: RE: responses to questions phase I Applications
MaryGrace,

Thanks for bringing this to my attention. The responses are noted in red. Please call or email if you need anything additional.

Best regards,
Sheri

On the external generators project, a cash match of \$626,684 is noted. The amount requested is \$17,710. Is the total project cost (including admin costs for the Construction Manager/Clerk of Works) really nearly \$645k? If not, can you explain in greater detail how the cash match was calculated? The numbers noted here are inclusive of the total of capital fund projects. For this project, the capital fund match is 30K.

On the modifications to restrooms at Ludlow Village, can you provide a bit more detail on the scope of the improvements needed? The scope of the project includes accommodation improvements to restrooms. The project will modify toilet rooms to accommodate wheel chairs; move flush control in the men's toilet room which is located on the wrong side of toilet; move tissue dispensers; install grab bars in both men's and women's restroom; re-mount towel dispensers; re-mount mirrors which are too high; and modify sink piping. And a similar question to the above: is the total project cost (including admin for the Construction Manager/Clerk of Works) about \$45k? The total request is \$16,742 with a 20K match for admin costs.

On the 20 West Ave improvements, is energy conservation in any way a part of the project? Can you give us a bit more detail on the extent of rehab needed? The project will include accommodation improvements to interior common areas such as classrooms, kitchen, toilets, and laundry facility, and accessibility improvements to dwelling units. The scope of the project will include maneuverability clearance for wheelchairs, adjusting grab bars, lowering shelves, and re-mounting controls such as switches, outlets, and electric panels. And similar to the above questions, is the \$235,000 match specifically for rehab work at 20 West Ave? This number reflects the total capital fund project for 20 West Avenue. The project request is \$48,510 and for this specific request, the capital fund match is 50K.

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, we can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

22b

**NHA: Modifications to Improve 1st Floor Lobby Restrooms at Ludlow Commons
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- Public Services:
- \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
- Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 0 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project** (Maximum available points = 100)
- 60 **Total points if a public facility or housing project** (Maximum available points = 100)

25a

Weber, MaryGrace

From: Sheri McCready [smccre@norwalkha.org]
Sent: Tuesday, January 29, 2013 12:57 PM
To: Weber, MaryGrace
Subject: RE: responses to questions phase I Applications
MaryGrace,

Thanks for bringing this to my attention. The responses are noted in red. Please call or email if you need anything additional.

Best regards,
Sheri

On the external generators project, a cash match of \$626,684 is noted. The amount requested is \$17,710. Is the total project cost (including admin costs for the Construction Manager/Clerk of Works) really nearly \$645k? If not, can you explain in greater detail how the cash match was calculated? The numbers noted here are inclusive of the total of capital fund projects. For this project, the capital fund match is 30K.

On the modifications to restrooms at Ludlow Village, can you provide a bit more detail on the scope of the improvements needed? The scope of the project includes accommodation improvements to restrooms. The project will modify toilet rooms to accommodate wheel chairs; move flush control in the men's toilet room which is located on the wrong side of toilet; move tissue dispensers; install grab bars in both men's and women's restroom; re-mount towel dispensers; re-mount mirrors which are too high; and modify sink piping. And a similar question to the above: is the total project cost (including admin for the Construction Manager/Clerk of Works) about \$45k? The total request is \$16,742 with a 20K match for admin costs.

On the 20 West Ave improvements, is energy conservation in any way a part of the project? Can you give us a bit more detail on the extent of rehab needed? The project will include accommodation improvements to interior common areas such as classrooms, kitchen, toilets, and laundry facility, and accessibility improvements to dwelling units. The scope of the project will include maneuverability clearance for wheelchairs, adjusting grab bars, lowering shelves, and re-mounting controls such as switches, outlets, and electric panels. And similar to the above questions, is the \$235,000 match specifically for rehab work at 20 West Ave? This number reflects the total capital fund project for 20 West Avenue. The project request is \$48,510 and for this specific request, the capital fund match is 50K.

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, we can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

**Housing Development Fund: Landlord Entrepreneurship and Affordability Program (LEAP)
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project** (Maximum available points = 100)
- 85 **Total points if a public facility or housing project** (Maximum available points = 100)

280

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Wednesday, January 30, 2013 9:37 AM
To: Pacchiana, Karen; Carney, Timothy
Subject: FW: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

From: John Chamberlain [mailto:jchamberlain@hdf-ct.org]
Sent: Tuesday, January 29, 2013 5:24 PM
To: Weber, MaryGrace; Deborah Mackenzie
Cc: Joanne Taylor; Elyse Pitts
Subject: RE: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi MaryGrace,

Here are some details on each program and how collaboration fuels HDF's impact for Norwalk residents. Thanks for the opportunity to discuss this component of these programs. I hope this information helps provide greater detail on this topic, but if any further detail or clarification is needed, we're happy to help.

Thanks!
 - John

Housing Counseling

Historically HDF has collaborated with the Norwalk Redevelopment Agency to the benefit of First-Time Homebuyers through both the NorthWalke Program and the Ely Avenue Project. HDF has determined eligibility for the Northwalke Program for persons who have wished to purchase in Norwalk. Counseling and Homebuyer Education were provided to all eligible households. When clients were interested in the available townhomes, HDF counseling and education was provided. Referrals to and from the Redevelopment agency occur regularly. Separate from HDF's Counseling Program, HDF underwriters have worked in accordance and familiarity with Northwalke and Ely Avenue guidelines and restrictions. HDF also collaborates with the Norwalk Housing Authority when Public Housing residents are interested in utilizing their section 8 certificates as a Homeownership Voucher. Norwalk-based financial institutions and realtors have invited HDF to participate in outreach events for Norwalk residents.

Landlord Entrepreneurship and Affordability Program (LEAP)

LEAP is a new program for HDF and is being launched as an effort with collaboration at its heart. The notion for LEAP began as a design for innovation in neighborhood stabilization, and this program was conceived as a strengthener designed for foreclosure-impacted communities with a high density of multi-family properties. HDF believes collaboration with Norwalk Redevelopment and conducting our work informed by the research of the Tri-State Transportation Campaign partnership will be key to successful implementation in Norwalk. HDF is also already collaborating with the Connecticut Clean Energy Finance and Investment Authority (CEFIA) and the Opportunity Finance Network to provide lending for energy efficiency improvements to all LEAP properties. HDF is also working to finalize the details of a collaboration with the CT Housing Finance Authority (CHFA) to provide acquisition financing for LEAP projects, so participants in LEAP will benefit from a host of resources to support their acquisition, rehab and successful management of these properties as owner occupants.

John Chamberlain
Grants and Communications Manager

28b

1/30/2013

Housing Development Fund, Inc.
100 Prospect Street, Suite 100, Stamford CT 06901
ichamberlain@hdf-ct.org | 203.969.1830 x19

Visit HDF today on the web at hdf-ct.org, get our [free email newsletter](#) or find us:    

Four Walls. One Dream. No Barriers.

From: Weber, MaryGrace [<mailto:MWeber@norwalkct.org>]
Sent: Tuesday, January 29, 2013 8:48 AM
To: Deborah Mackenzie
Cc: John Chamberlain; Joanne Taylor
Subject: RE: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi Deborah,

Identifying collaboration with outside agencies as well as City departments (or the Redevelopment Agency) would boost scores on both applications – I would encourage you to elaborate on the Tri-State Transportation Campaign partnership which I would guess you could apply to both the LEAP proposal and the Homebuyer Counseling.

Just a quick email providing a bit of detail on these is fine – no need to submit revised applications.

MaryGrace

From: Deborah Mackenzie [<mailto:DMackenzie@hdf-ct.org>]
Sent: Monday, January 28, 2013 6:06 PM
To: Weber, MaryGrace
Cc: jchamberlain@hdf-ct.org; Joanne Taylor
Subject: Re: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi Mary for the counseling first time home buyer application?

Sent from my iPhones.
Deborah MacKenzie

On Jan 28, 2013, at 5:10 PM, "Weber, MaryGrace" <MWeber@norwalkct.org> wrote:

Sorry, mis-spelled Deborah's email!

From: Weber, MaryGrace
Sent: Monday, January 28, 2013 4:45 PM
To: 'jchamberlain@hdf-ct.org'; 'dmackenzie@hdf-ct.org'
Cc: Pacchiana, Karen; Carney, Timothy
Subject: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi John and Deborah,

I am reviewing and scoring CDBG applications and have a couple follow up questions for you. One of the scoring criteria asks whether the project demonstrates a collaboration with other local

1/30/2013

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agencies - partnerships weren't noted in your narrative but I know you have a number of local partners so would encourage you to submit an addendum that elaborates on these a bit. You may also want to note your collaboration with the Redevelopment Agency as we would qualify as a City department for the purposes of application scoring (Phase I scoring criteria is on page 13 of the Notice of Funding Availability)

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

1/30/2013

23d

**Mid-Fairfield AIDS Project, Inc: MFAP's Transitional Living Program
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

 Total points if not a public facility or housing project (Maximum available points = 100)

90 **Total points if a public facility or housing project** (Maximum available points = 100)

31a

Miss Laura M. Raymond Homes: Boiler Replacement
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

<u>10</u>	Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
<u>10</u>	Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
<u>10</u>	Does project's cash match meet, or extend beyond the minimum requirement? Required to advance Public Services: \$2.00:\$1.00 (minimum) – 0 pts \$2.50:\$1.00 – 5 pts \$3.00:\$1.00 or more – 10 pts Public Facilities, Housing and Economic Development: \$1.00:\$1.00 (minimum) – 0 pts \$1.50:\$1.00 – 5 pts \$2.00:\$1.00 or more – 10 pts
<u>0</u>	Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
<u>10</u>	Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
<u>5</u>	Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
<u>5</u>	Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
<u>0</u>	Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
<u>10</u>	Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
<u>N/A</u>	If project is <u>not</u> a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
<u>N/A</u>	If project is <u>not</u> a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
<u>0</u>	Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
<u>5</u>	If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
<u>5</u>	If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
<u>5</u>	If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
<u> </u>	Total points if <u>not</u> a public facility or housing project (Maximum available points = 100)
<u>75</u>	Total points if a public facility or housing project (Maximum available points = 100)

**Mutual Housing Association of Southwestern Connecticut: Woodward Cliffs Mutual Housing
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
 \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 3 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 73 **Total points if a public facility or housing project (Maximum available points = 100)**

37a

**Norwalk Economic Opportunity Now: Ben Franklin Center Tile Replacement
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- Public Services:
- \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
- Public Facilities, Housing and Economic Development:
- \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

 Total points if not a public facility or housing project (Maximum available points = 100)

55 **Total points if a public facility or housing project** (Maximum available points = 100)

Weber, MaryGrace

From: Weber, MaryGrace
Sent: Monday, January 28, 2013 4:19 PM
To: 'svannorden@neoncaa.org'
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to NEON CDBG Phase I Applications for Ben Franklin Tile Replacement and Empower thru Education and Employment

Hi Sonya,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a couple follow up questions for you. We are wondering if the Ben Franklin Tile Replacement project involves a collaboration with any City department (Building Management perhaps)? Do you have cost estimates that require the tile replacement will cost at least \$10,000 (the total of the CDBG request and the 1:1 cash match)? What is the extent of the electrical work - does it involve replacing the wiring or just relocating it? If the former, does the project address energy conservation in any way?

The City has funded NEON's GED/Job Training class in the past and I see the programming provided here is far more extensive than that class alone, however I am less clear on the degree to which what is being proposed represents an expansion of Workforce Development programs/services that are currently provided. Can you submit a brief addendum to the application narrative elaborating on this?

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

1/30/2013

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Norwalk CDBG PY 39
NEON, Inc.
Ben Franklin Center Tile Replacement
Addendum

NEON's Facility Maintenance Manager has estimated the cost of the work that would be required for the tile replacement project and it is estimated to cost at least \$20,000 in total, \$10,000 of which has been requested from CDBG. The electrical work would primarily involve relocating electrical sockets and data lines; if electrical wiring should need to be replaced, which is not anticipated, no cost savings would be involved if energy conservation was addressed.

The project does not involve a collaboration with any City department.

**Norwalk Fire Department: Improvement to Fire Station
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
 \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
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- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- 0 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 80 **Total points if a public facility or housing project (Maximum available points = 100)**

Community Development Block Grant (CDBG)

Phase 1 Application Addendum : Norwalk Fire Department

The Norwalk Fire Department has applied for two CDBG projects that will benefit the City, especially residents in South Norwalk.

Project 1: Station 5 update

Meets CDBG Priority two: Support efforts to create income stability

This project will focus on updating the Meadow Street fire station to make it more inviting for residents in the neighborhoods and enable it to become a more integral part of that community. By remodeling the lobby to create a safety library, adding a computer for residents who want to access the City's website for services, updating the façade and adding seating areas and safety information outside, our hope is to encourage residents to view the station and its employees as part of their neighborhood.

Two ways this project can benefit the City are:

- By offering educational programs and safety resources in walking distance, more residents can participate and apply the lessons learned to their own homes or apartments. Whether its installing smoke or carbon monoxide detectors, testing and changing the batteries in existing detectors or learning safe cooking and fireproof safety tips, our goal is to reduce the number of structure fires in the City.
- If residents have a stronger connection to their local fire station and its firefighters, we hope to see an increased interest in becoming a career or volunteer firefighter or other public safety opportunities.

Project 2: Fire Department Cadet program

Meets CDBG Goal Three: Support efforts to ameliorate the impacts of this economic depression on families

This new program will provide a safe learning opportunity for high-school youth who are interested in public safety, specifically fire firefighting, learn some of the skills and healthy behaviors needed for success. The public perceives firefighters and police officers as heroes. Firefighters are also perceived as healthy role models, all of the City's fire stations have well-used (aging) fitness equipment and the Department has brought in nutritionists and fitness trainers and wellness programs for its firefighters.

Data found on the CT Department of Public Health's website indicate that:

- One in four (26%) Connecticut high school students are obese (12.3%) or overweight (13.3%). Adolescents who are overweight have an estimated 80 % chance of being obese as adults.
- Unhealthy food choices and eating behaviors are major factors contributing to overweight and obesity. Only one in five Connecticut high school students (21.5%) eats the recommended 5 or more daily servings of fruits and vegetables.
- Today's youth are considered the most inactive generation in history, according to the American Obesity Association. Most Connecticut high school students (55%) did not meet the recommended physical activity level.

Now more than ever, high school students in Norwalk, especially those who live in low to moderate income households need to learn positive fitness, health and eating habits. The NFD Firefighter Cadet program will help develop an interest in firefighting and provide the skills and mentoring that student's need. The program will promote Leadership, Citizenship, Community Service, Social Skills, Fitness, and Career Development. We will work with our community partners such as the Carver Center and other youth programs to encourage youth in South Norwalk to join this program and will also seek opportunities to collaborate with the Police Department's Explorer program. Our overall goal is to help develop the passion for safety and firefighting in the City's youth as well as provide role models for healthy and positive behaviors that they can share with their families.



Norwalk Redevelopment Agency:
City Neighborhoods Program

Kevin Greene
- National Development
Cancel 1/30/13

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes – 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 6 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No – 0 points
- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

- TO BE DETERMINED

Total points if not a public facility or housing project (Maximum available points = 100)

95 Total points if a public facility or housing project (Maximum available points = 100)

47a

Open Door Shelter, Inc: ODS Roofing Project
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
\$2.00:\$1.00 (minimum) – 0 pts
\$2.50:\$1.00 – 5 pts
\$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
\$1.00:\$1.00 (minimum) – 0 pts
\$1.50:\$1.00 – 5 pts
\$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
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- 5 If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 75 **Total points if a public facility or housing project (Maximum available points = 100)**

**South Norwalk Community Center: Facility Improvements
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
Public Services:
 \$2.00:\$1.00 (minimum) – 0 pts
 \$2.50:\$1.00 – 5 pts
 \$3.00:\$1.00 or more – 10 pts
Public Facilities, Housing and Economic Development:
 \$1.00:\$1.00 (minimum) – 0 pts
 \$1.50:\$1.00 – 5 pts
 \$2.00:\$1.00 or more – 10 pts
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- N/A If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- N/A If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 10 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
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- 5 If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- 5 If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

 Total points if not a public facility or housing project (Maximum available points = 100)

75 **Total points if a public facility or housing project** (Maximum available points = 100)

54a

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Thursday, January 31, 2013 10:40 AM
To: Pacchiana, Karen; Carney, Timothy
Subject: FW:

From: Termaine B [mailto:termainebookhart@gmail.com]
Sent: Wednesday, January 30, 2013 4:38 PM
To: Weber, MaryGrace
Cc: jcastillo11@yahoo.com
Subject:

Hey MaryGrace,

The SNCC has partnered with many city departments and agencies over the years. For instance, we have hosted various meetings with the Norwalk Housing Authority to discuss issues residents may have, whether it would be public safety, rental issues, parking etc .. We continue to work with the redevelopment agency in conjunction with the NHA to help educate residents who live in Washington Village of the redevelopment of their complex. We have also consistently worked with our community Police or PAL to help educate the public about crime, signs of drug use and what to do when pulled over by an officer. The SNCC has also collaborated with Norwalk Public Schools with its after school programming and children's activities. We have also worked with Norwalk's Health Department. All these relationships have been consistent for over two decades.

Thanks,

Termaine Bookhart
Youth Coordinator
South Norwalk Community Center\
98 South Main St. Norwalk, CT
203-663-7352

1/31/2013

546

Women's Business Development Council, Inc.: Microenterprise Assistance Program
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
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- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 7 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
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- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 57 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

**Child Guidance Center of Mid-Fairfield County: Trauma Focused Cognitive Behavioral Therapy
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
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- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- Total points if not a public facility or housing project (Maximum available points = 100)**
- 75 **Total points if a public facility or housing project (Maximum available points = 100)**

66a

Weber, MaryGrace

From: Stuart Greenbaum [sgreenbaum@mfcgc.org]
Sent: Monday, January 28, 2013 4:35 PM
To: Weber, MaryGrace
Subject: Re: Follow up to Child Guidance Center of Mid-Fairfield County CDBG Phase I Application
Follow Up Flag: Follow up
Flag Status: Red

The funding partner is the State's Dept of Children and Families. The Norwalk office of DCF is a collaborative program partner being trained with us as part of our team and they will refer TF-CBT cases to the Center with referrals to them from the Norwalk Public Schools and all child serving agencies in the City such as FCA, NCHC Child FIRST and our partner pediatric practices in town. These agencies can also refer to TF-CBT directly
Hope this answers your question
Stuart

On Mon, Jan 28, 2013 at 4:24 PM, Weber, MaryGrace <MWeber@norwalkct.org> wrote:

Hi Stuart,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a quick follow up question for you. Does the program being proposed involve any partnerships with other local agencies? And will it be carried out in collaboration with any City department (does the Health Department have any involvement)?

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,

MaryGrace

MaryGrace Weber

Special Projects Manager

Norwalk Redevelopment Agency

6016

City of Norwalk: Neighborhood Improvement Coordinator
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
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- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 5 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
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- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
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- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 75 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

During the 20012-2013 fiscal year the Neighborhood Improvement Coordinator has initiated multiple volunteer projects which have generated approximately 5,000 man hours of community service work during the spring and summer neighborhood cleanups and corporate volunteer outings which have benefitted the City of Norwalk and its inhabitants. A recent study conducted by Keep America Beautiful Inc. valued volunteer work at \$21.50 per hour. This equates to a value of \$107,500.

The Neighborhood Improvement Coordinator was requested by City officials to assist with coordinating volunteer services with Hurricane Sandy victim's cleanup needs. The involvement engaged another 150 individuals contributing approximately 600 volunteer man hours of labor which equates to an additional \$12,900 value to the City of Norwalk. AmeriCares of Stamford donated \$425.00 worth of cleanup supplies to this cause and Pepperidge farm Inc. donated nearly \$3,000.00 in gift cards for needy individuals hit hard by this devastating storm.

The sum total of the above figures has a value of \$123,825. Combine this with the City of Norwalk Grant Agency Funding of \$68,525.00 and the Neighborhood Improvement Coordinator's match figure is \$192,350.

City of Norwalk: Summer Youth Employment Program
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
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- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
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- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 80 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

Weber, MaryGrace

From: Pytleski, Katherine
Sent: Wednesday, January 23, 2013 12:00 PM
To: Weber, MaryGrace
Cc: Young, Darlene
Subject: Summer Youth Grant Application

Hi MaryGrace,

If possible, I would like to change the match for the Summer Youth Employment Program from 40,000 to 80,000
— a 4:1 match.

Thank you,

Katherine Pytleski

676

**City of Norwalk Fair Housing Advisory Commission: Fair Housing Law Seminars
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
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- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
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- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 85 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

70a

**Courage to Speak Foundation, Inc.: Drug Prevention Education for After School
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 80 Total points if not a public facility or housing project (Maximum available points = 100)
- Total points if a public facility or housing project (Maximum available points = 100)

**DVCC: Domestic Violence Prevention through Effective Community Policing
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 95 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Monday, January 28, 2013 3:54 PM
To: Rachelle Kucera Mehra; Diana Mesa
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to DVCC CDBG Phase I Application for SafeHouse Rehabilitation

Rachelle, Diana and/or Marie

(Rachelle and Diana, I don't have Marie's email – would one of you be kind enough to forward?)

Redevelopment Agency staff is reviewing and scoring CDBG applications and wanted to check back in about the cost estimates and anticipated cash match for the SafeHouse proposal - the application notes that the cash match will be more than 3:1 but the narrative estimates the total cost of the project to be \$75,000, which is equal to the request. Would you clarify for me whether the \$75,000 represents the total cost of the project or just the CDBG portion? The minimum match is 1:1 - the scoring criteria awards 5 extra points if you can provide a \$1.50:\$1 match and 10 extra points if you can provide a \$2:1 match.

On the Community Policing proposal, there are two scoring criteria that weren't necessarily addressed in the application but which I expect there is a case for. First, does the project predominantly serve residents of a low/moderate-income census tract(s)? These tracts indicated on the cover page but the connection was not explained in the narrative. Do you expect the majority of beneficiaries served by the program to be residents of those tracts? If so, can you email me a brief addendum to the narrative making this connection? We've talked in the past about the connection between domestic violence and homelessness - there are five points awarded to any proposal that can demonstrate that it furthers the Ten Year Plan to End Homelessness (and other plans adopted/approved by the City), this you could also include in the addendum.

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

Weber, MaryGrace

From: Andrea Mancuso [AMancuso@dvccct.org]
Sent: Monday, January 28, 2013 5:01 PM
To: Weber, MaryGrace
Cc: Rachelle Kucera Mehra
Subject: FW: Follow up to DVCC CDBG Phase I Application for SafeHouse Rehabilitation
Follow Up Flag: Follow up
Flag Status: Red

Good Evening MaryGrace,

As we discussed during our phone conversation this afternoon, our Community Policing project anticipates that a majority of the clients served would be residents of the low/moderate income tract. Additionally, based on Norwalk's last Point in Time count, at least 20% of the homeless population in Norwalk cites domestic violence as a significant contributing cause. As such, our home visit project will also reach individuals who are at high risk of becoming homeless, linking them into critical community resources. Therefore, the project would necessarily further the goals of both the Consolidated Plan and the Ten Year Plan to End Homelessness.

Please do not hesitate to let me know if there is any additional information that would be helpful for you to have.

Regards,
Andrea

Andrea Mancuso, Esq.
Legal Services & DVCC360
Domestic Violence Crisis Center
777 Summer Street, Ste 400
Stamford, CT 06901
Phone: (203) 588-9100 x 109
Fax: (203) 588-9101
Email: amancuso@dvccct.org

Norwalk Office:
16 River Street, 1st Floor
Norwalk, CT 06850
Phone: 203.853.0418

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

Stamford | Norwalk | Westport | New Canaan | Darien | Wilton | Weston

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

78c.

ElderHouse: Transportation Program
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 0 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 80 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

Family & Children's Agency: Child First
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 7 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 82 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

**Family & Children's Agency
Child FIRST Program
Follow-Up**

The primary goal of Norwalk's 2012-2016 Early Childhood Action Plan is that all children ages birth to 9 are safe, healthy, and ready to learn. Child *FIRST* is an intensive home visitation model serving the community's most vulnerable families with children ages birth to 6 who have identified social-emotional issues or learning and developmental challenges. By reaching these children early and providing proven and effective interventions, Child FIRST ensures that they will not reach the public schools with serious barriers to learning and achieving and that their parents receive the necessary support to meet their needs.

With a growing need to increase the capacity of the program and its ability to serve this vulnerable population, funding was recently secured to add a third Child *FIRST* staffing team, comprised of a clinician and care coordinator, to serve an additional 25 families a year in the Norwalk community, thus allowing the program to serve 100 local families (400 individuals) over the next three years. However, the secured funding will not cover all operating costs for the addition of a third team. Family & Children's Agency is seeking \$15,000 through the Community Development Block Grant Program (CDBG) to cover ongoing staff supervision and provide access to high-quality and relevant training for the staff to ensure the Child *FIRST* Project is effective and sustainable. In addition, the agency works hard to support the concrete and emotional needs of our families. We provide clothing, diapers, formula, food, and school supplies and offer five events for families throughout the year where parents can gather with their children, gain support from other parents, and participate in activities which promote literacy, play, and creativity. This support will allow us to continue to meet these important needs of the families we serve.

Food Bank of Lower Fairfield County
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 0 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 1 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 71 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

Weber, MaryGrace

From: Martin Cohen [martinscohen@hotmail.com]
Sent: Wednesday, January 30, 2013 3:06 PM
To: Weber, MaryGrace
Cc: Kate Lombardo
Subject: RE: Follow up to Food Bank's CDBG Phase I Application
My guesstimate is 12%.

Martin S. Cohen
Corporate Secretary and Assistant Executive Director
The Food Bank of Lower Fairfield County, Inc.
(203) 921-1879
(516) 698-3877 Cell

Subject: RE: Follow up to Food Bank's CDBG Phase I Application
Date: Wed, 30 Jan 2013 14:29:07 -0500
From: MWeber@norwalkct.org
To: martinscohen@hotmail.com
CC: klombardo@sbcglobal.net

Thanks Martin,

We are classifying the Housing Authority as a department for the purposes of the scoring criteria. I realize there is a lot of uncertainty as to delivery of services in the upcoming year, but perhaps you could give me an anticipated % growth in pounds delivered? A very rough goodwill estimate is fine.

MaryGrace

From: Martin Cohen [mailto:martinscohen@hotmail.com]
Sent: Wednesday, January 30, 2013 1:47 PM
To: Weber, MaryGrace
Cc: Kate Lombardo
Subject: RE: Follow up to Food Bank's CDBG Phase I Application

Hi MaryGrace,

As you know, predicting the future is very difficult. And, while past performance is no guaranty of what will occur in fiscal year 2013-2014, The Food Bank's record of food distribution over the past seven (7) years has shown a steady trend of increasing demand for emergency food and our satisfying that demand. For example, in 2011, The Food Bank distributed 283,251 pounds of food to our member agencies and programs located in Norwalk. In 2012, our distribution to Norwalk agencies increased by 12% to 316,317 pounds. Similarly, the amount of dollar savings to these Norwalk agencies in 2012 was \$500,600, an increase from the \$328,000 they saved in 2011, had they purchased the food they received at *wholesale* prices.

The Food Bank does anticipate an expansion of its services in 2013-2014. We expect to begin providing emergency food to Family & Children's Agency, Ludlow Commons Housing Pantry, and Norwalk Housing at two of its locations (Washington Court and Rudner Court). Moreover, the recent merger of NEON and CTE might result in a further increase in the demand for food.

As for the staff's other question, we do not anticipate collaborating with any Norwalk City departments.

I hope this is responsive to the staff's inquiries.

Best regards,
Martin

Martin S. Cohen
Corporate Secretary and Assistant Executive Director
The Food Bank of Lower Fairfield County, Inc.
(203) 921-1879
(516) 698-3877 Cell

Subject: Follow up to Food Bank's CDBG Phase I Application
Date: Mon, 28 Jan 2013 16:32:46 -0500
From: MWeber@norwalkct.org
To: klombardo@sbcglobal.net; martinscohen@hotmail.com
Hi Martin and Kate,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a couple follow up questions for you. Can you give me an idea of whether the Food Bank services proposed for CDBG funding for the upcoming year represent an expansion of service from past years? Or if any component of the service you'll be providing is new? Any new Norwalk partner organizations? Or growing amounts of food being delivered? Also, any collaboration with City departments, like Norwalk Public Schools or the Health Department?

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

87c

**NHA: Partner with NCC to Provide Comprehensive Education and Job Skills Training
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 0 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 60 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

**Housing Development Fund: First Time Homebuyers Counseling and Technical Assistance
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 0 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 0 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
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- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 65 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

Weber, MaryGrace

From: John Chamberlain [jchamberlain@hdf-ct.org]
Sent: Tuesday, January 29, 2013 5:24 PM
To: Weber, MaryGrace; Deborah Mackenzie
Cc: Joanne Taylor; Elyse Pitts
Subject: RE: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi MaryGrace,

Here are some details on each program and how collaboration fuels HDF's impact for Norwalk residents. Thanks for the opportunity to discuss this component of these programs. I hope this information helps provide greater detail on this topic, but if any further detail or clarification is needed, we're happy to help.

Thanks!
 - John

Housing Counseling

Historically HDF has collaborated with the Norwalk Redevelopment Agency to the benefit of First-Time Homebuyers through both the NorthWalke Program and the Ely Avenue Project. HDF has determined eligibility for the Northwalke Program for persons who have wished to purchase in Norwalk. Counseling and Homebuyer Education were provided to all eligible households. When clients were interested in the available townhomes, HDF counseling and education was provided. Referrals to and from the Redevelopment agency occur regularly. Separate from HDF's Counseling Program, HDF underwriters have worked in accordance and familiarity with Northwalke and Ely Avenue guidelines and restrictions. HDF also collaborates with the Norwalk Housing Authority when Public Housing residents are interested in utilizing their section 8 certificates as a Homeownership Voucher. Norwalk-based financial institutions and realtors have invited HDF to participate in outreach events for Norwalk residents.

Landlord Entrepreneurship and Affordability Program (LEAP)

LEAP is a new program for HDF and is being launched as an effort with collaboration at its heart. The notion for LEAP began as a design for innovation in neighborhood stabilization, and this program was conceived as a strengthener designed for foreclosure-impacted communities with a high density of multi-family properties. HDF believes collaboration with Norwalk Redevelopment and conducting our work informed by the research of the Tri-State Transportation Campaign partnership will be key to successful implementation in Norwalk. HDF is also already collaborating with the Connecticut Clean Energy Finance and Investment Authority (CEFIA) and the Opportunity Finance Network to provide lending for energy efficiency improvements to all LEAP properties. HDF is also working to finalize the details of a collaboration with the CT Housing Finance Authority (CHFA) to provide acquisition financing for LEAP projects, so participants in LEAP will benefit from a host of resources to support their acquisition, rehab and successful management of these properties as owner occupants.

John Chamberlain
Grants and Communications Manager
Housing Development Fund, Inc.
 100 Prospect Street, Suite 100, Stamford CT 06901
jchamberlain@hdf-ct.org | 203.969.1830 x19

Visit HDF today on the web at hdf-ct.org, get our [free email newsletter](#) or find us:    

43b

Four Walls. One Dream. No Barriers.

From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Tuesday, January 29, 2013 8:48 AM
To: Deborah Mackenzie
Cc: John Chamberlain; Joanne Taylor
Subject: RE: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi Deborah,

Identifying collaboration with outside agencies as well as City departments (or the Redevelopment Agency) would boost scores on both applications – I would encourage you to elaborate on the Tri-State Transportation Campaign partnership which I would guess you could apply to both the LEAP proposal and the Homebuyer Counseling.

Just a quick email providing a bit of detail on these is fine – no need to submit revised applications.

MaryGrace

From: Deborah Mackenzie [mailto:DMackenzie@hdf-ct.org]
Sent: Monday, January 28, 2013 6:06 PM
To: Weber, MaryGrace
Cc: jchamberlain@hdf-ct.org; Joanne Taylor
Subject: Re: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi Mary for the counseling first time home buyer application?

Sent from my iPhones.
Deborah MacKenzie

On Jan 28, 2013, at 5:10 PM, "Weber, MaryGrace" <MWeber@norwalkct.org> wrote:

Sorry, mis-spelled Deborah's email!

From: Weber, MaryGrace
Sent: Monday, January 28, 2013 4:45 PM
To: 'jchamberlain@hdf-ct.org'; 'dmackenzi@hdf-ct.org'
Cc: Pacchiana, Karen; Carney, Timothy
Subject: Follow up to HDF's CDBG Phase I Application for First Time Homebuyer Counseling

Hi John and Deborah,

I am reviewing and scoring CDBG applications and have a couple follow up questions for you. One of the scoring criteria asks whether the project demonstrates a collaboration with other local agencies - partnerships weren't noted in your narrative but I know you have a number of local partners so would encourage you to submit an addendum that elaborates on these a bit. You may also want to note your collaboration with the Redevelopment Agency as we would qualify as a City department for the purposes of application scoring (Phase I scoring criteria is on page 13 of the Notice of Funding Availability)

93c

**Liberation Programs, Inc: Substance Abuse – Education, Prevention, Wellness
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 0 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 85 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

Weber, MaryGrace

From: Johnnie Malloy [Johnnie.Malloy@liberationprograms.org]
Sent: Monday, January 28, 2013 5:21 PM
To: Weber, MaryGrace
Cc: Carney, Timothy; Pacchiana, Karen
Subject: RE: Follow up to Liberation Programs CDBG Phase I Application

Thanks MaryGrace, that is helpful. And correctly, we can focus on schools in low-income areas as well as provide programs for the others.

From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Monday, January 28, 2013 4:43 PM
To: Johnnie Malloy
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to Liberation Programs CDBG Phase I Application

Hi Johnnie,

Redevelopment Agency staff is reviewing and scoring CDBG applications and wanted to check in regarding the anticipated number of low/moderate income beneficiaries noted on the application. The application notes that 50-75% of beneficiaries will be low/moderate income. As I understand it, programming is provided at all Norwalk middle and high schools? Something to keep in mind that you don't necessarily have to address at this point, but will for Phase II of the application, is that at least 51% of the beneficiaries of and CDBG-funded program must be low/moderate income. This makes providing universal programming to all Norwalk students a bit of a challenge, though not an insurmountable one. My recommendation would be to use CDBG funding to support programming in those schools that have the highest percentages of students from low/moderate income families. You have a very high cash match, so even if you were to exclude schools serving Rowayton/Cranbury/Silvermine students from your CDBG proposal, I imagine you'd be left with more than enough resources to fund programming in those schools, while still coming up with a minimum 2:1 match (preferably 3:1 for your scoring purposes) for programming in schools where at least 51% of students come from low/moderate income households. This is a bit of a roundabout explanation, so please don't hesitate to let me know if there is anything I can clarify.

Thanks,
 MaryGrace

MaryGrace Weber
 Special Projects Manager
 Norwalk Redevelopment Agency
 (203) 854-7810 ext. 46792
mweber@norwalkct.org

=====

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976

**Norwalk Economic Opportunity Now: Empower thru Education and Employment
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 7 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 62 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

100a

Weber, MaryGrace

From: Weber, MaryGrace
Sent: Monday, January 28, 2013 4:19 PM
To: 'svannorden@neoncaa.org'
Cc: Carney, Timothy; Pacchiana, Karen
Subject: Follow up to NEON CDBG Phase I Applications for Ben Franklin Tile Replacement and Empower thru Education and Employment

Hi Sonya,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a couple follow up questions for you. We are wondering if the Ben Franklin Tile Replacement project involves a collaboration with any City department (Building Management perhaps)? Do you have cost estimates that require the tile replacement will cost at least \$10,000 (the total of the CDBG request and the 1:1 cash match)? What is the extent of the electrical work - does it involve replacing the wiring or just relocating it? If the former, does the project address energy conservation in any way?

The City has funded NEON's GED/Job Training class in the past and I see the programming provided here is far more extensive than that class alone, however I am less clear on the degree to which what is being proposed represents an expansion of Workforce Development programs/services that are currently provided. Can you submit a brief addendum to the application narrative elaborating on this?

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

100b

1/30/2013

Norwalk CDBG PY 39
NEON, Inc.
Empower thru Education and Employment
Addendum

NEON has provided Computer Training, Job Club, and Employment Services to residents in the past; however, these services have changed and expanded. Specifically, beginning in February 2013 we have monthly scheduled courses (beginner, intermediate and advanced) in Microsoft Word, Excel, and PowerPoint. In the past we had open computer training for beginners; we continue to offer this but the structured courses in each application are new. Also, in addition to weekly Job Clubs and employment support, we are beginning a structured 5 day Job Readiness program each month which will provide in depth assistance to job seekers. We are also developing additional industry specific job training we hope to launch prior to July 1st. An upgrade to the content and execution of all of our offerings is underway.

The request this year will make extra effort to co-enroll participants in basic skills, GED, and other job skills offerings so services are delivered simultaneously and clients have a better chance of getting back to work in the near term. We are also revamping our GED offering to meet new state standards and will help facilitate rides to GED test sites in the future. This is a new support to address the challenge of getting residents to Bridgeport for testing.

Norwalk Economic Opportunity Now: NEON Child Development Program (NCDP)
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 0 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 65 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

**Norwalk Fire Department: Fire Department Explorer/Cadet Program
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 7 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 72 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

106a

Community Development Block Grant (CDBG)

Phase 1 Application Addendum : Norwalk Fire Department

The Norwalk Fire Department has applied for two CDBG projects that will benefit the City, especially residents in South Norwalk.

Project 1: Station 5 update

Meets CDBG Priority two: Support efforts to create income stability

This project will focus on updating the Meadow Street fire station to make it more inviting for residents in the neighborhoods and enable it to become a more integral part of that community. By remodeling the lobby to create a safety library, adding a computer for residents who want to access the City's website for services, updating the façade and adding seating areas and safety information outside, our hope is to encourage residents to view the station and its employees as part of their neighborhood.

Two ways this project can benefit the City are:

- By offering educational programs and safety resources in walking distance, more residents can participate and apply the lessons learned to their own homes or apartments. Whether its installing smoke or carbon monoxide detectors, testing and changing the batteries in existing detectors or learning safe cooking and fireplace safety tips, our goal is to reduce the number of structure fires in the City.
- If residents have a stronger connection to their local fire station and its firefighters, we hope to see an increased interest in becoming a career or volunteer firefighter or other public safety opportunities.

Project 2: Fire Department Cadet program

Meets CDBG Goal Three: Support efforts to ameliorate the impacts of this economic depression on families

This new program will provide a safe learning opportunity for high-school youth who are interested in public safety, specifically fire firefighting, learn some of the skills and healthy behaviors needed for success. The public perceives firefighters and police officers as heroes. Firefighters are also perceived as healthy role models, all of the City's fire stations have well-used (aging) fitness equipment and the Department has brought in nutritionists and fitness trainers and wellness programs for its firefighters.

Data found on the CT Department of Public Health's website indicate that:

- One in four (26%) Connecticut high school students are obese (12.3%) or overweight (13.3%). Adolescents who are overweight have an estimated 80 % chance of being obese as adults.
- Unhealthy food choices and eating behaviors are major factors contributing to overweight and obesity. Only one in five Connecticut high school students (21.5%) eats the recommended 5 or more daily servings of fruits and vegetables.
- Today's youth are considered the most inactive generation in history, according to the American Obesity Association. Most Connecticut high school students (55%) did not meet the recommended physical activity level.

Now more than ever, high school students in Norwalk, especially those who live in low to moderate income households need to learn positive fitness, health and eating habits. The NFD Firefighter Cadet program will help develop an interest in firefighting and provide the skills and mentoring that student's need. The program will promote Leadership, Citizenship, Community Service, Social Skills, Fitness, and Career Development. We will work with our community partners such as the Carver Center and other youth programs to encourage youth in South Norwalk to join this program and will also seek opportunities to collaborate with the Police Department's Explorer program. Our overall goal is to help develop the passion for safety and firefighting in the City's youth as well as provide role models for healthy and positive behaviors that they can share with their families.

**Norwalk Hospital Foundation: Services Navigator, Creation of Coordinated Care Team
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
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- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 100 **Total points if not a public facility or housing project** (Maximum available points = 100)
- Total points if a public facility or housing project** (Maximum available points = 100)

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Thursday, January 31, 2013 9:08 AM
To: Pacchiana, Karen; Carney, Timothy
Subject: FW:

From: Mary.Franco@Norwalkhealth.org [mailto:Mary.Franco@Norwalkhealth.org]
Sent: Wednesday, January 30, 2013 5:55 PM
To: Weber, MaryGrace
Cc: Bovilsky, Adam; Callahan, Timothy
Subject:

MaryGrace, how is this?
Thanks, mary

Our broad collaboration "Opening Doors" includes multiple City Departments (as well as more than 100 representatives from more than 30 agencies/organizations). The Mayor serves as the co-chair of the Leadership Counsel. The Human Relations and Fair Rent Department is staffing the steering committee and workgroups. The System navigator position will be housed in the Health Department which is also represented on the Supportive Services Workgroup. Tad Diesel from the Redevelopment Agency is serving on a workgroup and our Leadership Counsel also includes the Police Chief and Director of Planning and Zoning.

Additionally, the Housing Authority, a quasi municipal and federal agency, is providing 5 housing units for this vulnerable population.

The Norwalk Department of Health and Norwalk Hospital are the co-leaders of a community wide health assessment and health improvement project. One of the two goals identified by the community through the comprehensive assessment is the need to improve the behavioral health system. The usage of the health care system for treatment of behavioral health conditions and substance abuse by the homeless population is well documented and the hospital spends hundreds of thousands of dollars in uncompensated care for this population.

While the grant applicant appears as Norwalk Hospital Foundation on paper, the applicant is truly the Opening Doors collaboration made up of so many public and non profit entities. This is NOT a Hospital program. The grant only comes from Norwalk Hospital Foundation as Mary Franco from the hospital co chairs the Opening Doors Services Committee along with Alan Mathis who had a separate proposal to benefit Liberation Programs.

The entire Greater Norwalk Opening Doors collaboration is very grateful for the collaborative spirit of these city departments.

Mary Franco
Vice President, Public Affairs, Norwalk Hospital
President, Norwalk Hospital Foundation
34 Maple Street
Norwalk, CT 06856
203-852-2422
203-852-2311 fax
mary.franco@norwalkhealth.org

1106

Norwalk Police Activities League: Crime Prevention Series
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 85 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

Norwalk Police Department: Expanded DARE Program
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 0 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points

75 **Total points if not a public facility or housing project (Maximum available points = 100)**

 Total points if a public facility or housing project (Maximum available points = 100)

Person to Person: Emergency Financial Assistance
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 5 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 7 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 77 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

Pacchiana, Karen

From: Weber, MaryGrace
Sent: Tuesday, January 29, 2013 4:40 PM
To: Pacchiana, Karen; Carney, Timothy
Subject: FW: Follow up to Person-to-Person's CDBG Phase I Application

From: Diane Tucker [mailto:dreesetucker@p2phelps.org]
Sent: Tuesday, January 29, 2013 4:18 PM
To: Weber, MaryGrace
Subject: RE: Follow up to Person-to-Person's CDBG Phase I Application

Hi MaryGrace,

Here are the answers to your questions:

We are increasing rental assistance to help more individuals and families to remain in their homes and prevent homelessness. In the past there were families CCA could not help with rental assistance as there were not enough program funds to help meet the need and some households did not qualify for assistance as they had unpaid CCA loans. When appropriate, CCA referred families to other agencies for assistance.

In CCA's fiscal year 2010-2011, nearly \$6,200 was provided in rental assistance and in its 2011-2012 fiscal year \$8,100 was provided in rental assistance.

Since the merger with P2P, the Norwalk caseworker are following the P2P model for emergency financial assistance and P2P's Board has approved increased funding to provide rental assistance to more families based upon a ratio of 3 to 1 of rental assistance to security deposit assistance that was seen at the Darien location in 2012: \$134,000 in rental assistance and \$37,000 in security deposit assistance. More Norwalk families will be helped to remain in their homes providing stability for the families and their community. It is anticipated that following the P2P model for emergency financial assistance there will be more rental assistance grants and many fewer loans at the Norwalk location. As mentioned in the summary, we anticipate a total of 40 families can be assisted with the CDBG grant funds.

Please let me know if you have any other questions.

All the best,
 Diane Reese Tucker
 Development Director
 Person-to-Person

1206

1/30/2013

Weber, MaryGrace

From: Laura Epstein [seniorumbrella@sbcglobal.net]

Sent: Wednesday, January 30, 2013 2:41 PM

To: Weber, MaryGrace

Subject: Re: Follow up to Senior Services Coordinating Council CDBG Phase I Application

senior services serves ALL seniors who need our help...however, with several of our programs we only include seniors who are low income and /or live in public housing...

we go by the guidelines of the funding source, such as the elderly and disabled renters tax relief program, or Title XIX (medicaid) etc.

we do serve a number of other seniors for example we assist people in choosing a Medicare D prescription drug program, and a few of these clients are not low income, and we assist homeowners with applications for property tax relief, which has its own income requirements.

Senior Services Coordinating Council

11 Allen Rd. Room 8

Norwalk, CT 06851

203 847-2830

203 849-1285 Fax

seniorumbrella@sbcglobal.net

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The Senior Umbrella

From: "Weber, MaryGrace" <MWeber@norwalkct.org>

To: Laura Epstein <seniorumbrella@sbcglobal.net>

Cc: "Carney, Timothy" <TCarney@norwalkct.org>; "Pacchiana, Karen" <KPacchiana@norwalkct.org>

Sent: Wed, January 30, 2013 12:22:02 PM

Subject: RE: Follow up to Senior Services Coordinating Council CDBG Phase I Application

Laura,

Does SSCC really limit its services to certain census tracts? The intention of the CDBG program is to invest resources primarily, but not exclusively, in low/moderate income census tracts. The scoring criteria asks whether the proposed project predominantly serves residents of those areas, which would suggest a minimum of 51%...perhaps you could demonstrate this with data from a quick analysis of the addresses where SSCC's past

1236

1/30/2013

clients have resided? We just need to have some basis by which to ensure all applications are scored fairly.

Thank you,

MaryGrace

From: Laura Epstein [mailto:seniorumbrella@sbcglobal.net]
Sent: Wednesday, January 30, 2013 12:15 PM
To: Weber, MaryGrace
Subject: Re: Follow up to Senior Services Coordinating Council CDBG Phase I Application

sorry...we don't serve 0433 - my error. laura

Senior Services Coordinating Council

11 Allen Rd. Room 8

Norwalk, CT 06851

203 847-2830

203 849-1285 Fax

seniorumbrella@sbcglobal.net

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The Senior Umbrella

From: Laura Epstein [mailto:seniorumbrella@sbcglobal.net]
Sent: Wednesday, January 30, 2013 12:13 PM
To: Weber, MaryGrace
Subject: Re: Follow up to Senior Services Coordinating Council CDBG Phase I Application

we do not have all of the 50 yet, but we only serve low income seniors living in 0433, 0434,0437,0438,0440, 0441,0445 and 0444. thanks. laura

Senior Services Coordinating Council

11 Allen Rd. Room 8

Norwalk, CT 06851

123c

1/30/2013

203 847-2830

203 849-1285 Fax

seniorumbrella@sbcglobal.net

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The Senior Umbrella

From: "Weber, MaryGrace" <MWeber@norwalkct.org>
To: seniorumbrella@sbcglobal.net ; lauraep426@gmail.com
Cc: "Carney, Timothy" <TCarney@norwalkct.org>; "Pacchiana, Karen" <KPacchiana@norwalkct.org>
Sent: Mon, January 28, 2013 4:55:14 PM
Subject: Follow up to Senior Services Coordinating Council CDBG Phase I Application

Hi Laura,

Redevelopment Agency staff is reviewing and scoring CDBG applications and have a quick follow up question for you. Can you provide me with a bit more detail on where the 50 seniors receiving regular phone contact reside? The application notes the project location is "Low/Moderate Income Housing Tracts" - am hoping to be able to score accordingly but need some additional information. Can you email me a brief addendum to the narrative demonstrating that the proposed program will predominantly serve residents of census tracts 434, 437, 428, 440, 441, 444 and 445? A map of these census tracts is provided on page 25 of the Notice of Funding Availability.

I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Thanks,
MaryGrace

MaryGrace Weber
Special Projects Manager
Norwalk Redevelopment Agency
(203) 854-7810 ext. 46792
mweber@norwalkct.org

123d

1/30/2013

**Serving All Vessels Equally: Check & Connect Dropout Prevention Program
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 10 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 7 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 77 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

126a

Maritime Aquarium at Norwalk, Inc: TeMPEST
Assessment Form Completed By: Norwalk Redevelopment Agency

The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 5 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 70 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

**Travis Simms Foundation: Travis Simms Foundation Youth Boxing
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 0 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 5 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 10 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
- 0 Is project a capital improvement project or a public service project being carried out by/in collaboration with City departments? Yes – 10 points if public facility/housing; 5 points if not public facility/housing; No - 0 points
- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 70 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

1864 Post Road
Darien, CT 06820
203-656-4631 x158
dreesetucker@p2pHelps.org
www.p2pHelps.org

Person-to-Person is rated a 4-Star charity by Charity Navigator



From: Weber, MaryGrace [mailto:MWeber@norwalkct.org]
Sent: Monday, January 28, 2013 9:37 AM
To: Diane Tucker
Subject: Follow up to Person-to-Person's CDBG Phase I Application

Hi Diane,

I am reviewing and scoring CDBG applications and have a quick follow up question for you. One of the Phase I assessment criteria asks whether the proposed project is for a new service or a significant expansion of an existing service. I know the security deposit funding is in line with what it's been at least in the past year, but thought the rental assistance might be an expansion beyond the level at which rental assistance had been provided in the past years - is this the case? If so, can you email me a very brief addendum explaining this? I'll appreciate your answer as soon as possible but no later than Wednesday, 1/30 so that if need be, Redevelopment Agency staff can review and revise the application's score before these are provided to the Planning Committee on 1/31.

Also, I apologize for the slow response to your Friday email - yes, presentations are on a first-come-first-to-present basis, based on when applicants sign in. I'll be in the Concert Hall with the sign-in sheet at 6:15. Hope this helps!

Thanks,
MaryGrace

120c

1/30/2013

**Senior Services Coordinating Council, Inc.: Improving Mental Health of Isolated Seniors
Through Regular Telephone Contact
Assessment Form Completed By: Norwalk Redevelopment Agency**

**The City of Norwalk, Connecticut
Community Development Block Grant Program
Assessment of Proposals – Phase I**

- 10 Is project a CDBG eligible activity that meets a National Objective? Yes - 10 points; Required to advance
- 10 Does the project meet a ConPlan objective? Yes – 10 points; Required to advance
- 0 Does project's cash match meet, or extend beyond the minimum requirement? Required to advance
- | | |
|---------------------------------|--|
| Public Services: | Public Facilities, Housing and Economic Development: |
| \$2.00:\$1.00 (minimum) – 0 pts | \$1.00:\$1.00 (minimum) – 0 pts |
| \$2.50:\$1.00 – 5 pts | \$1.50:\$1.00 – 5 pts |
| \$3.00:\$1.00 or more – 10 pts | \$2.00:\$1.00 or more – 10 pts |
- 10 Is the project located in, or predominantly serve residents of, a low/moderate-income census tract (434, 437, 438, 440, 441, 444, 445)? Yes – 10 points; No – 0 points
- 10 Does the project address preservation (of affordability deed restrictions), tenant based rental assistance, health/mental health services, domestic violence prevention, drug prevention education, or child care services, (all ConPlan strategies for which the City has not yet achieved 100% of its related ConPlan objective)? Yes – 10 points; No – 0 points
- 5 Is project responsive to a High Priority Need within the City's ConPlan, or a medium priority need for which the targeted outcome has not yet been achieved? Yes – 5 points; No – 0 points
- 0 Does project further recommendations of the City's Housing Strategy, Ten Year Plan to End Homelessness, Analysis of Impediments to Fair Housing Choice? Yes – 5 points; No – 0 points
- 0 Has applicant received a CDBG grant in the last 5 years? Yes – 0 points; No – 5 points
- 7 Is the dollar amount requested in line with the number of beneficiaries promised, taking into account depth of service provided? Score 0 to 10 points
- 10 If project is not a public facility or housing project does it demonstrate a partnership and collaboration with other local agencies? Yes – 10 points; No – 0 points
- 10 If project is not a public facility or housing project, is proposal for a new service or significant expansion of an existing service? Score 0 to 10 points
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- N/A If project is a facility or housing project is energy conservation part of the project? Yes – 5 points; No – 0 points
- N/A If a facility or housing project, does the organization own the facility or have a lease for at least 10 years or is partnering with the owner of the property? Yes – 5 points; No – 0 points (may not be eligible check further)
- N/A If a facility or housing project, does the estimated project cost seem reasonable? Score between 0 to 5 points
- 72 **Total points if not a public facility or housing project (Maximum available points = 100)**
- Total points if a public facility or housing project (Maximum available points = 100)**

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: JANUARY 24, 2013
**RE: REQUEST FOR APPROVAL OF MAYORAL SIGNATURE ON CONSOLIDATED
PLAN CERTIFICATE OF CONSISTENCY FOR THE MID FAIRFIELD AIDS PROJECT**

BACKGROUND

The Mid-Fairfield AIDS Project (MFAP) is submitting an application for Housing Opportunities for Persons with AIDS (HOPWA) funding). The HOPWA grant is a Department of Housing and Urban Development (HUD) funded program designed to provide States and localities with resources and incentives to devise long-term comprehensive strategies for housing assistance and services for low-income persons living with HIV/AIDS and their families. MFAP is requesting funding for its Independent Living Program, which subsidizes the cost of rent for 12 apartments for persons living with HIV/AIDS and their families. Further, the Independent Living Program provides these households with the support services needed to keep them in permanent safe and affordable housing.

CONSISTENCY WITH CONSOLIDATED PLAN

The Norwalk Redevelopment Agency deems MFAP's HOPWA proposal for continued funding of MFAP's Independent Living Program to be consistent with the City of Norwalk's Consolidated Plan for Housing and Community Development (ConPlan). Specifically, the Independent Living Program responds to *Goal One*, or the *Housing Pathway* found on page 18 of the ConPlan, which identifies the need to improve access to affordable housing opportunities. The rental subsidy provided by the Independent Living Program is a form of Tenant-based Rental Assistance, which is identified as a medium priority strategy to achieve the ConPlan's stated goal of supporting efforts to stabilize or reduce housing costs.

ACTION REQUESTED

Approve advancing the Norwalk Redevelopment Agency's request for Common Council approval for the Mayor to execute the required Consolidated Plan Certificate of Consistency on behalf of the Mid-Fairfield AIDS Project's application for Housing Opportunities for Persons with AIDS (HOPWA) funding.

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

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

TO: MEMBERS OF THE NORWALK COMMON COUNCIL

FROM: MARYGRACE WEBER, SPECIAL PROJECTS MANAGER

DATE: JANUARY 24, 2013

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. 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 seeking the authorization that will permit the Mayor to execute the Certificate, which must accompany the CoC's pending response to the HUD SuperNOFA.

SUMMARY OF PROJECTS

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

Agency	Project Name	Amount	Type	Number/ Type of Units	Targeted Clients
Human Services Council	Norwalk COC Planning	\$17,945	NEW	NA	Planning grant
State of CT Dept. of Mental Health and Substance Abuse Services	Norwalk Shelter Plus Care- Reallocation Budget Units	\$ 50,388	NEW	1-One bedroom 1- Four bedroom	Chronically homeless with disabilities
MFAP	Independent Living Program Open 2012	\$46,446	New	1-One bedroom	Chronically homeless

				1- Two bedroom	adults (2-3 people)
Norwalk Emergency Shelter, Inc.	129 South Main Street	\$ 47,830	Renewal	2 efficiency, one five bedroom	7 Chronic homeless having disability
United Way of Coastal Fairfield County	HMIS	\$ 113,966	Renewal	N/A	All individuals served by the Norwalk Continuum of Care
Family & Children's Agency (FCA)	Homeless Support Services	\$ 146,176	Renewal	60 individuals served	Homeless adults
Hall-Brooke Behavioral Health Services	Homestead Residential Services	\$ 309,029	Renewal	8 multi- family scattered site units – 23 total beds	Homeless/ Chronic Homeless – Disabled by Mental Illness
Mid-Fairfield AIDS Project (MFAP)	Independent Living Program 1	\$ 123,200	Renewal	11 x 1 Bed. 3 x 2 Bed.	20 with HIV/AIDS
MFAP	Independent Living Program 3	\$ 47,200	Renewal	3 x 1 BR	3 with HIV/AIDS
Norwalk Housing Authority	Greater Norwalk PILOTS Initiative	\$ 177,200	Renewal	10 scattered one bedroom	5 homeless w/ disability, 5 chronic homeless w/disability
State of CT Dept. of Mental Health and Substance Abuse Services	Norwalk Shelter Plus Care	\$ 449,829	Renewal	25 scattered apts; 7 efficiency, 13 x 1 bed 4 x 2 bed 1 x 3 bed	Homeless/chro nically homeless with disabilities

CONSISTENCY WITH CONSOLIDATED PLAN

The projects associated with the CoC's application response to the HUD SuperNOFA are consistent with the City's current 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

Advance to the Common Council a request for authorization for the Mayor to execute the required Certificate of Consistency on behalf of the Greater Norwalk Continuum of Care's response to the U. S. Department of Housing and Urban Development SuperNOFA.

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