

**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: DOUG HEMPSTEAD, CHAIRMAN
DATE: JANUARY 3, 2010
RE: MEETING NOTICE

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, January 6, 2011 at 7:00 pm**, in Room 231 in Norwalk City Hall. Please note the time and location.

PLANNING COMMITTEE OF THE COMMON COUNCIL

**January 6, 2010
7:00 PM**

A G E N D A

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES – December 2, 2010, Regular Meeting

II. BUSINESS

A. Norwalk Housing Authority

1. Approve Certificates of Consistency with the City Consolidated Plan for the following grant applications:
 - a. Resident Opportunity and Self Sufficiency
 - b. Family and Self Sufficiency Coordinator
 - c. Capital Fund Education and Training Community Facilities Program

B. CDBG

1. Review of the PY 37 NOFA / CDBG Schedule

E. Discussion Items

1. Update on Wall Street Place, 95/7
2. SoNo Incubator Study
3. SoNo Retail Study
4. Review Capital Budget Schedule

IV. NEW BUSINESS

V. OLD BUSINESS

ADJOURNMENT

**CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
DECEMBER 2, 2010**

ATTENDANCE: Douglas Hempstead, Chair; Kelly Straniti, Clyde Mount, Laurel Lindstrom, John Tobin, Andrew Conroy,

STAFF: Tim Sheehan, Redevelopment Agency Executive Director; Michael Moore, Senior Project Manager; Susan Sweitzer, Senior Development Project Manager

OTHERS: Diane Lauricella; Andrew Kydes; Candace Mayer, Norwalk Housing Authority; Ken Olsen, POKO Partners

CALL TO ORDER

Mr. Hempstead called the meeting to order 7:13 p.m.

ROLL CALL

Mr. Hempstead called the roll and announced that there was a quorum present.

PUBLIC PARTICIPATION

Ms. Diane Lauricella came forward and wished all the Commissioners happy holidays. She said that when she becomes involved in issues that pertain to land use planning, she becomes very involved. She said that she was working on a project involving Meadow Street and was planning to help the residents of Meadow Street, Harbor Shores and Village Creek on being a good neighbor. Ms. Lauricella said that she had called Mr. Sheehan about some issues but did not receive a call back for some time. She then said that it was only courtesy to start meeting this year. This has to do with property rights and pollution.

Ms. Lauricella said that she had gone to the first Council meeting and she had spoken about sustainable communities. She said that since then there has been no opportunity to sit down and talk about these projects. It has to do with letting the public help the City and the staff work on green practices. She reminded everyone that the Council had vote and approved a 20/80 green initiative by 2020, but nothing has happened in the last five years. She then asked Mr. Hempstead to schedule a meeting. Ms. Lauricella said that there were numerous nearby towns that had already gotten started on green initiatives. Mr. Hempstead replied that he had called Ms. Lauricella back at least four times and left a message for her that he could not participate in the issue regarding Meadow Street because of a potential conflict of interest.

Mr. Andrew Kydes then address the Committee and said that he had read in the newspaper an article on how the teachers were appealing for cash to provide supplies. He then said that the City had given away public lands in terms of Isaac Street Parking Lot. He then went on to speak about the LDA and said that there will be investigations into this. He then requested that the Committee not grant any extensions to the developer.

Mr. Kydes then asked what the arrangements were with Fairfield County Bank and the 30 reserved parking spaces. He asked why the City was meeting with the developer when the LDA may not be legal.

Mr. Hempstead said that the information that Mr. Kydes had requested had been given to him. Mr. Kydes said that he had not seen any working drawings.

APPROVAL OF MINUTES

**** MS. STRANITI MOVED THE MINUTES OF NOVEMBER 4, 2010.**

The following corrections were noted:

Page 6, paragraph 7, line 1: please change "Mr. Conrad asked about" to "Mr. Conroy asked about"

Page 8, paragraph 6 line 2: please change "CEDF was not issuing" to "CEDF would be issuing"

Mr. Hempstead said that he felt that the minutes had been done very well.

**** THE MOTION TO APPROVE THE MINUTES OF NOVEMBER 4, 2010 AS CORRECTED PASSED UNANIMOUSLY.**

BUSINESS

Wall Street Place Development

1. Discussion with Ken Olson regarding:

- a. Current status of the Wall Street Place Project**
- b. Review site control**
- c. Project Financing/Secured Commitments/Project Proforma**
- d. Status of outstanding approval of Working Drawings with NRA**
- e. Zoning extension request**
- f. Time needed to finalize financing.**

Mr. Ken Olsen then came forward to give a presentation on the POKO Partners Wall Street project, which included a short computerized video of the project from street level. He then displayed the site plans for the Council members.

There will be 101 units, 237 parking spaces and mixed use with retail. Mr. Olson said that the ground floors will be retail, but would look like that two story brownstones in New York. The on street parking on Isaac will be pocket parking. He then reviewed the details of New Street, which has been designed to primarily be a pedestrian street. While the original design was conceived to be condos, currently the units will be rentals until the economy improves and then be converted to condos at a later date.

Mr. Olson then reviewed the details on the automated parking system. He explained that the system uses less land, will not be as polluting because the vehicles are not running while they are being conveyed to their slots. Since the vehicles are on individual pallets, the vehicles are not dinged up or scratched and are more secure.

This is a green facility, with 214 automated parking pallets, 23 surface parking spaces, shared zip cars, and a residential bicycle room for 250 bicycles. Every residential unit will have a bike and the bicycle storage room will have shower facilities. A variety of sustainable technologies will be employed to reduce the carbon footprint.

All the land approvals have been received. All the financing documents have been filed and the complete financing should be finalized in the new year. Mr. Olson then reviewed the details of the property that he now owns.

Mr. Olson said that there were still some equity discussions in progress. Currently, POKO is fully engaged in all aspects of the financing. Mr. Olsen said that he would be delivering the letter to the Redevelopment Agency in response to the Agency's comments on the drawings. Discussion then followed about the deadlines for financing.

Mr. Hempstead asked about the rents that were being collected. Mr. Sheehan said that POKO was not required to report that to the City. Mr. Olson said that LAZ takes care of the parking and that he would get the information. He said that all the taxes were paid in full.

Mr. Conroy asked about Mr. Olson what his vision was for Phase 3 of the project. Discussion followed about the various details of the project.

B. CDBG

1. Analysis of Impediments to Fair Housing.

Approve for advancement to the Common Council, Norwalk's Analysis of Impediments to Fair Housing, upon concurrence that the analysis accurately

reflects the potential impediments to fair housing that exist in Norwalk and that the suggested actions for addressing such impediments can be successfully implemented by the City's legislative body or related commission.

Mr. Sheehan said that HUD has requested that the analysis be filed with them by December 31st. Mr. Sheehan said that it was not sufficient to just approve the document and that HUD was looking for actions that the Council would be taking to reduce the impediments to Fair Housing. Mr. Sheehan said that if there were recommendations in the plan and it turns out that the Council did not act on those recommendations, HUD would make a note of that.

Mr. Sheehan said that HUD had indicated that the Fair Housing Officer's activities were not sufficient for their purposes such as furthering Fair Housing or removing impediments.

Mr. Moore then came forward and reviewed the history of the Analysis report, along with the public hearings, and comment periods. There are three major changes in the report. Mr. Moore indicated that in his memo to the Council members, there was an outline of the five key impediments; discrimination in the housing market; housing affordability; zoning, planning and land use issues; local oppositions (NIMBY); and lending practices.

Mr. Conroy asked for clarification on "discrimination". Mr. Moore said that discrimination on lawful income (Section 8 vouchers); disabilities (landlords must offer reasonable accommodation); and race or creed was covered in the definition of discrimination.

Discussion followed about potential actions such as providing educational opportunities to the community in terms of preparing first time homebuyers for the working with the banks on mortgages.

Mr. Sheehan said that the issue with fair housing is not isolated to CDGB, and is expanded beyond that to the Fair Rent Commission and a Fair Housing Officer. He said that the Council should determine what the various groups should do in terms of preventative actions. HUD does not consider the fact that there is a Fair Housing Officer and a Fair Housing Commission as sufficient and wants more activities geared towards reducing the impediments. Discussion followed.

Mr. Sheehan said that the Fair Housing Officer refers those who were inquiring to an outside legal sources. He added that HUD was more likely to be looking at how the landlords were being educated. There have been developers who have not wanted to accept Section 8 vouchers. Mr. Sheehan said that having a training session for landlords would be a good starting point. Mr. Mount asked if the City sponsored some workshops on finances for prospective homeowners and one for landlords. He pointed out that Norwalk was one of the 29 municipalities in Connecticut that were in compliance with the affordable housing requirements. He added that he did not think that the Council could do much about zoning issues or NIMBY.

Mr. Tobin pointed out that the assumption was that those in opposition of a project were not informed, but in fact, this was not the case. He added that those in opposition do not want the project. Mr. Hempstead asked it would be possible to adjust the report to reflect the items discussed.

**** MR. TOBIN MOVED TO AMEND THE FIVE STATED IMPEDIMENTS LISTED IN THE NOVEMBER 23 2010 MEMO FROM MICHAEL MOORE, SENIOR PROJECT MANAGER FOR DEVELOPMENT AS FOLLOWS:**

FROM:

A listing of the impediments cited within AI and sample of the recommended actions includes:

IMPEDIMENT ONE – DISCRIMINATION IN THE HOUSING MARKET

SAMPLE RECOMMENDATION: EDUCATE HOUSEHOLDS AND HOUSING RELATED ORGANIZATIONS BY DISSEMINATING FAIR HOUSING LAW LITERATURE, CONDUCTING FAIR HOUSING LAW SEMINARS AND TRAINING, AND FOCUSING PUBLIC AWARENESS CAMPAIGNS ABOUT FAIR HOUSING LAW IN ETHNIC AND MINORITY NEIGHBORHOODS, AND AMONG CIVIC, SOCIAL, RELIGIOUS AND SPECIAL INTEREST GROUPS.

IMPEDIMENT TWO – HOUSING AFFORDABILITY

SAMPLE RECOMMENDATION: CONTINUE TO USE FEDERAL AND STATE FUNDING RESOURCES AND PROGRAMS TO ADDRESS HIGH PRIORITY HOUSING NEEDS FOR REHABILITATION, PRESERVATION, AND HOME OWNERSHIP CREATION.

IMPEDIMENT THREE – ZONING, PLANNING, AND LAND USE ISSUES

SAMPLE RECOMMENDATION: ENSURE THAT ALL CITY MASTER PLANNING WORKS TO PROVIDE APPROPRIATE HOUSING DENSITY, MIXED INCOME INTERGRATION AND IS AVAILABLE TO PROTECTED CLASSES.

IMPEDIMENT FOUR – LOCAL OPPOSITION (NIMBY)

SAMPLE RECOMMENDATION: ENCOURAGE DEVELOPERS, HOUSING ADVOCACY GROUPS, AND OTHER INTERESTED PARTIES

TO CONDUCT NEIGHBORHOOD OUTREACHES AND INFORMATION CAMPAIGNS BEFORE SUBMITTING PROJECTS FOR REVIEW AND APPROVAL.

IMPEDIMENT FIVE – LENDING PRACTICES

SAMPLE RECOMMENDATION: DEVELOP PROGRAMS TO FOSTER CONVENTIONAL LENDING AND BANKING SERVICES IN UNDERSERVED NEIGHBORHOODS AND TO SPECIFIC GROUPS OF PERSONS.

TO:

A listing of the impediments cited within AI and sample of the recommended actions includes:

IMPEDIMENT ONE – DISCRIMINATION IN THE HOUSING MARKET

SAMPLE RECOMMENDATION: EDUCATE HOUSEHOLDS AND HOUSING RELATED ORGANIZATIONS BY DISSEMINATING FAIR HOUSING LAW LITERATURE, CONDUCTING FAIR HOUSING LAW SEMINARS AND TRAINING, AND FOCUSING PUBLIC AWARENESS CAMPAIGNS ABOUT FAIR HOUSING LAW IN ETHNIC AND MINORITY NEIGHBORHOODS, AND AMONG CIVIC, SOCIAL, RELIGIOUS AND SPECIAL INTEREST GROUPS.

IMPEDIMENT TWO – HOUSING AFFORDABILITY

SAMPLE RECOMMENDATION: CONTINUE TO USE FEDERAL AND STATE FUNDING RESOURCES AND PROGRAMS TO ADDRESS HIGH PRIORITY HOUSING NEEDS FOR REHABILITATION, PRESERVATION, AND HOME OWNERSHIP CREATION.

IMPEDIMENT THREE – ZONING, PLANNING, AND LAND USE ISSUES

SAMPLE RECOMMENDATION: ENSURE THAT ALL CITY MASTER PLANNING WORKS TO PROVIDE APPROPRIATE HOUSING DENSITY, MIXED INCOME INTERGRATION AND IS AVAILABLE TO PROTECTED CLASSES. ENCOURAGE DEVELOPERS, HOUSING ADVOCACY GROUPS, AND OTHER INTERESTED PARTIES TO CONDUCT NEIGHBORHOOD OUTREACHES AND INFORMATION

CAMPAIGNS BEFORE SUBMITTING PROJECTS FOR REVIEW AND APPROVAL.

**IMPEDIMENT FOUR – LENDING PRACTICES
SAMPLE RECOMMENDATIO: DEVELOP PROGRAMS TO FOSTER
CONVENTIONAL LENDING AND BANKING SERVICES I
NUNDERSERVED NEIGHBORHOODS AND TO SPECIFIC GROUPS OF
PERSONS.**

**** THE MOTION TO APPROVE THE LIST OF IMPEDIMENTS AS AMENDED PASSED UNANIMOUSLY.**

Mr. Hempstead asked if the entire document would be submitted to HUD. Mr. Moore said that it would.

**** THE MOTION TO APPROVE THE FIVE STATED IMPEDIMENTS LISTED IN THE NOVEMBER 23 2010 MEMO FROM MICHAEL MOORE, SENIOR PROJECT MANAGER FOR DEVELOPMENT AS AMENDED PASSED UNANIMOUSLY PASSED UNANIMOUSLY.**

2. Norwalk Housing Authority Request of Certificate of Consistency

Review the Norwalk Housing Authority's Public Housing Authority Plan (PHA Plan) summarizing the Authority's strategy for allocating available resources for investments in the maintenance of, and improvements to the City's public housing inventory. Additionally, review and consider as contained in the PHA Plan the Authority's intended provision of educational an social services to its residents. The Council's review of NHA's PHA Plan is predicated on NHA's request for a Certificate of Consistency with the City's Consolidated Plan as required by HUD.

**** MR. HEMPSTEAD MOVED THE ITEM.**

Mr. Moore explained that this document had been presented to the Committee at the last meeting but at that time, the document had not yet been approved by the Norwalk Housing Authority. The PHA document had now been approved by the Norwalk Housing Authority and is in substantial compliance with the City's Consolidated Plan. He added that many of the items that were submitted during the Public Comment portion had been incorporated into the document.

Ms. Candace Mayer came forward and thanked the Committee for the review of this plan. The Capital needs Plan addresses the maintenance of the housing stock. She said that there was a public hearing on November 17th and the by the Norwalk Housing Authority Board of

Commissioners voted to incorporate the comments into the document. Most of the comments were administrative.

Mr. Hempstead asked what would happen if the Council were to request changes. Mr. Sheehan pointed out that the Council was just acknowledging the fact that it is in substantial compliance with the City's Consolidate Plan. Ms. Mayer pointed out that resources that are available are focused on maintaining the housing stock. The amount of funding available for new housing stock is very minimal, so the expansion of the program is highly unlikely.

Mr. Conroy expressed concerns about the fact that the neighboring communities were not in compliance with the affordable housing requirements and if Norwalk creates more affordable housing, more people will come to Norwalk.

Mr. Sheehan suggested that the Council could approve the plan and note that there should be more regional affordable housing developed.

**** MR. HEMPSTEAD MOVED TO AMEND THE FOLLOWING MOTION FROM:**

THE AGENCY, OPERATING AS THE CITY'S CDBG ADMINISTRATOR, DEEMS THE NORWALK HOUSING AUTHORITY'S PHA PLAN FOR FISCAL YEAR 2011-2012 TO BE CONSISTENT WITH THE CITY'S CURRENT CONSOLIDATED PLAN AND SEEKS COUNCIL APPROVAL FOR THE MAYOR TO EXECUTE THE REQUIRED CERTIFICATE OF CONSISTENCY THAT MUST ACCOMPANY THIS DOCUMENT WHEN SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

TO:

THE AGENCY, OPERATING AS THE CITY'S CDBG ADMINISTRATOR, DEEMS THE NORWALK HOUSING AUTHORITY'S PHA PLAN FOR FISCAL YEAR 2011-2012 TO BE OVERALL CONSISTENT WITH THE CITY'S CURRENT CONSOLIDATED PLAN AND SEEKS COUNCIL APPROVAL FOR THE MAYOR TO EXECUTE THE REQUIRED CERTIFICATE OF CONSISTENCY THAT MUST ACCOMPANY THIS DOCUMENT WHEN SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

**** THE MOTION TO APPROVE THE MOTION AS AMENDED PASSED UNANIMOUSLY.**

RECESS

Mr. Hempstead called a recess at 9:20 p.m. He called the meeting back to order at 9:25 p.m.

WAYPOINTE

1. Review and consider advancing a request to the Common Council to maintain or rescind the following legislative body authorizations and approvals as they relate to the Waypointe Project:

- 1. Designation of Seligson Properties as Master Developer of Plan Area B of West Avenue Corridor Redevelopment Plan.**
- 2. Approval of the Waypointe Project Conceptual Master Site Plan.**
- 2. Authorization of the Mayor to execute the Master Development Agreement for the West Avenue Corridor Redevelopment - Plan Area B**

2. Review and consider advancing a request to the Common Council to affirm or rescind its legislative authorization from the Mayor to advance a request to amend the DECD Urban Act Assistance Agreement dated June 22, 2009, consistent with the language approved by the Common Council on January 16, 2010, allowing such funds to be used for site control related to the public infrastructure.

Mr. Hempstead reminded everyone that Mr. Seligson was the designated developer. It was apparent after his presentation last month that the agreed upon public actions were not going to be completed. The approvals that the Mayor had been instructed to execute were not longer applicable. The project conceptual site plan is no longer current and a new plan is in development. The question is whether or not the Committee and the Council should rescind those approvals and authorizations. While the major component of the project, Streetworks and Seligson Properties, have remained in place, other details and aspects have changed. Ms. Sweitzer said that rescinding the authorizations would not change things but would close out the Council's components. His current focus is on the areas where he has site control.

Mr. Sheehan reminded everyone that the 5 million dollars bond is not for the developer but for public infrastructure in the Wall Street area. It is the City's money to control, not the developer's control and it is all for public improvements. The Council approved the change for final plans and surveys, but it was never filed. Mr. Sheehan encouraged the Committee to be careful to define the development area. Mr. Hempstead said that he wanted to give Mr. Seligson the opportunity to develop the project and that he would be back in January. Mr. Conroy said that he had concerns that this would result in a super sized Lohman's Plaza. Discussion followed.

Mr. Hempstead reminded everyone that this item would be on the next agenda.

D. Discussion Items

- 1. Johnson Controls Market Analysis**
- 2. West Avenue Open Space Committee**
- 3. Sustainable Communities Grant**

Mr. Hempstead announced that these items would be carried over to the next agenda. This was agreeable to all.

NEW BUSINESS

There was no new business to discuss at this time.

OLD BUSINESS

There was no new business to discuss at this time.

ADJOURNMENT

**** MR. MOUNT MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:55 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: MICHAEL MOORE, NORWALK REDEVELOPMENT AGENCY

DATE: DECEMBER 28, 2010

RE: REQUESTS FOR CONSOLIDATED PLAN CERTIFICATES OF CONSISTENCY – NORWALK HOUSING AUTHORITY

BACKGROUND

The Norwalk Housing Authority (NHA) is now crafting multiple applications to the U.S. Department of Housing and Urban Development (HUD) to secure the resources needed to implement three NHA-led community development programs/initiatives. The NHA is applying to the following federal programs:

1. The Capital Fund Education and Training Community Facilities Program
2. The Family Self-Sufficiency Public Housing Program and the
3. Public and Indian Housing Resident Opportunity and Self Sufficiency Service Coordinators Program.

Norwalk Redevelopment Agency (Agency) staff is forwarding these items to the Planning Committee to secure the authorization needed to permit the Mayor to execute certifications indicating these applications are consistent with the City's Consolidated Plan for Housing and Community Development. A description of each application follows.

PROPOSED APPLICATIONS

Capital Fund Education and Training Community Facilities Program

The NHA is applying for up to \$5,000,000 from HUD's 2010 Capital Fund Education and Training Community Facilities (CFCF) Program to support the acquisition and rehabilitation of a facility that will house service programming for Public Housing Authority (PHA) residents and residents of South Norwalk. As described by the NHA, such programming will include job training, adult education as well as family and financial counseling that will help achieve better educational and economic outcomes and support youth, adults and families on their paths to long-term economic self-sufficiency.

If awarded, the NHA will invest grant funds to purchase and rehabilitate a Norwalk Emergency Shelter-owned site located in proximity to the existing shelter at the corner of Chestnut and Merritt Streets. The facility must be operational within 48 months of the receipt of the grant. The NHA will target service programming to its residents as well as low/moderate income residents of the economically distressed South Norwalk neighborhood. The NHA will offer this programming in collaboration with multiple partners. The NHA is now in the process of creating Memorandums of Agreement with the Norwalk Community College, Family & Children's Agency, The Workplace Inc. and the Norwalk Emergency Shelter.

The NHA is working to finalize the scope of this project and to assemble the associated grant application which is due to HUD on January 14, 2011.

Family Self-Sufficiency Public Housing Program

The NHA is seeking \$69,000 from HUD's Family Self-Sufficiency (FSS) Public Housing Program. The NHA will use these funds to retain a FSS Program Coordinator. As described by the NHA, the purpose of the FSS Program is to develop strategies that leverage assistance from the FSS Program with other public and private resources in order to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency. In addition to working directly with families, an FSS Program Coordinator is responsible for building partnerships with employers and services providers in the community to help participants obtain jobs and services. Participants enter into contracts with the NHA which define the scope of services available through, and requirements of, the FSS Program. As further described by the NHA, FSS Program Coordinators must ensure that the services included in these contracts are provided on a regular, ongoing and satisfactory basis, that participants are fulfilling their responsibilities under the contracts and that FSS escrow accounts are established and properly maintained for eligible families.

According to the NHA the grant timeline will extend from May 1, 2011 through March 31, 2012. The FSS Program Coordinator will pursue the following numeric objectives: five persons will complete financial management education, six persons will complete credit repair counseling, two FSS Participants will establish new escrow accounts to encourage personal savings, five families will complete homeownership education counseling and 30 participants will continue or be enrolled in the FSS program.

The NHA is currently working to draft and assemble this grant application which is due to HUD on January 19, 2011.

Public and Indian Housing Resident Opportunity and Self Sufficiency Service Coordinators Program

The NHA is drafting an application to secure \$240,000 over three years from HUD's Public and Indian Housing Resident Opportunity and Self Sufficiency (ROSS) Service Coordinators Program. As described by the NHA, the purpose of the ROSS Program is to provide grants to public housing agencies, tribes/tribally designated housing entities, Resident Associations, and nonprofit organizations for the provision of a Service Coordinator to coordinate supportive services and other activities designed to help public housing residents attain economic and housing self-sufficiency. This program promotes the development of local strategies and the leveraging of public and private resources in order to link beneficiaries with supportive services and foster resident empowerment activities. The NHA indicates this program is similar to the Public Housing Family Self Sufficiency Program, however, the ROSS Program is open to non-profit and Resident Association applicants, provides three-year funding, includes administrative expenses and training as eligible uses of the funds and requires a 25% match by statute. A PHA or tribe may receive grants in both programs.

The NHA is currently working to draft and assemble this grant application which is due to HUD on February 21, 2011.

CONSISTENCY WITH CONSOLIDATED PLAN

The NHA's applications to the CFCF, FSS and ROSS Programs are consistent with the City's newly adopted Consolidated Plan for Housing and Community Development (ConPlan). This determination is driven by the adherence of these applications to Goals Two and Three of the ConPlan.

The CFCF Program will allow the NHA to invest in the purchase and rehabilitation of a South Norwalk-based facility. Such a purchase will allow the NHA to access the space necessary to oversee a myriad of workforce preparedness programming for Norwalk's low/moderate income residents. The NHA will collaborate with multiple service providers in order to maximize the benefits of this programming. As a result, the CFCF Program will assist the community in addressing Goal Two of the ConPlan (Page 19) by supporting '...literacy, job readiness and placement services to prepare low/moderate income residents for entry into the workforce.' Further, the funding from the CFCF Program will assist the Community in responding to Goal Three of the ConPlan (Pages 19 – 20) by supporting efforts to counter the impacts of the economic downturn on Norwalk's low/moderate families. Such resources will allow the NHA to '...invest in programs, facilities and initiatives which strengthen families impacted by the recent economic recession including basic necessities'.

The resources of the FSS and ROSS Programs will allow the NHA to provide services that will position NHA residents to improve their economic well-being. As a result, these programs will assist the community in addressing Goal Two of the ConPlan (Page 19) by supporting efforts to provide '... literacy, job readiness and placement services to prepare low/moderate income residents for entry into the workforce'. Further, the resources of the FSS and ROSS Programs will support efforts to ameliorate the impacts of the economic downturn on local families. Such resources will allow the NHA to '...invest in programs, facilities and initiatives which strengthen families impacted by the recent economic recession'.

ACTION REQUESTED

Action #1 – CFCF Application

The Agency, operating as the City's CDBG Administrator, deems the Norwalk Housing Authority's application to the federal 2010 Capital Fund Education and Training Community Facilities Program to be consistent with the City's current Consolidated Plan and seeks Council approval for the Mayor to execute the required Certificate of Consistency that must accompany this document when submitted to the U. S. Department of Housing and Urban Development on January 14, 2011.

Action #2 – FSS Application

The Agency, operating as the City's CDBG Administrator, deems the Norwalk Housing Authority's application to the federal Family Self-Sufficiency Public Housing Program to be consistent with the City's current Consolidated Plan and seeks Council approval for the Mayor to execute the required Certificate of Consistency that must accompany this

document when submitted to the U. S. Department of Housing and Urban Development on January 19, 2011.

Action #3 – ROSS Application

The Agency, operating as the City's CDBG Administrator, deems the Norwalk Housing Authority's application to the federal Public and Indian Housing Resident Opportunity and Self Sufficiency Service Coordinators Program to be consistent with the City's current Consolidated Plan and seeks Council approval for the Mayor to execute the required Certificate of Consistency that must accompany this document when submitted to the U. S. Department of Housing and Urban Development on February 21, 2011.



December 27, 2020

Mayor Richard Moccia
City of Norwalk
125 East Avenue
Norwalk, CT 06852

Dear Mayor Moccia,

The Norwalk Housing Authority is seeking the support of the U.S. Department of Housing & Urban Development to fund a Public Housing Family Self-Sufficiency (FSS) Coordinator. The Public Housing Family Self-Sufficiency (FSS) Program enables participating families to increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.

The coordinator will continue to provide critical assistance to public housing families in order to guide them towards economic independence and provide them with the support they need to move towards self-sufficiency. Timeline of this grant is planned for 5/1/11-3/31/12. Five (5) persons will complete financial management education, six (6) persons will complete credit repair counseling, two (2) FSS Participants will establish new escrow accounts, five (5) families will complete homeownership education counseling and thirty (30) participants will continue or be enrolled in the FSS program.

The program is consistent with Norwalk's Consolidated Plan for Housing & Community Development 2010-2014 as it addresses the following priority goals of the Plan:

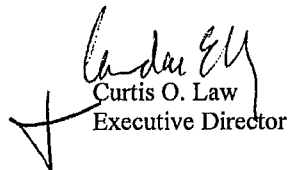
- Support efforts to stabilize or reduce housing costs
- Support efforts to create income stability
- Support efforts to ameliorate the impacts of the economic depression on families

The amount of funding requested will be \$69,000 based on the amount available under this program. Based on the above, please note the attached Certification of Consistency with Consolidated Plan for signature by the Mayor and return to Sheri McCready.

If you should have any questions, contact Sheri McCready directly at 203-838-8471, ext 137 or smccre@norwalkha.org.

Thank you so much for your kind attention to this matter.

Sincerely,



Curtis O. Law
Executive Director

CESAR RAMIREZ
Chairman

JEFFREY INGRAHAM
Vice Chairman

BERNADINE TATEM
Treasurer

BEVERLY KRIEGER
Commissioner

LARRY A. KATZ
Commissioner

CURTIS O. LAW
Executive Director

CANDACE E. MAYER
Deputy Director

LATTARULO LAW FIRM, LLC
General Counsel

UNITED WAY
COMMUNITY PARTNER

Housing Authority of the City of Norwalk
P.O. Box 508, 24 1/2 Monroe Street, Norwalk, Connecticut 06856-0508
Phone 203-838-8471 • Fax 203-838-6535 • TDD 1-800-545-1833 ext. 437
www.norwalkha.org
AN EQUAL OPPORTUNITY EMPLOYER

**Certification of Consistency
with the Consolidated Plan****U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Norwalk

Project Name: FSS PH Program Coordinator FY 2010

Location of the Project: 24 1/2 Monroe Street, Box 508, Norwalk, CT 06856-0508

Name of the Federal
Program to which the
applicant is applying: Family Self Sufficiency ROSS Program FY 2010

Name of
Certifying Jurisdiction: City of Norwalk

Certifying Official
of the Jurisdiction
Name: Richard Moccia

Title: Mayor

Signature: _____

Date: _____



November 24, 2010

Request for Certification of Consistency with Consolidated Plan

CESAR RAMIREZ
Chairman

JEFFREY INGRAHAM
Vice Chairman

BERNADINE TATEM
Treasurer

BEVERLY KRIEGER
Commissioner

LARRY KATZ
Commissioner

CURTIS O. LAW
Executive Director

CANDACE E. MAYER
Deputy Director

LATTARULO LAW FIRM, LLC
General Counsel

UNITED WAY
COMMUNITY PARTNER

The Housing Authority of the City of Norwalk is applying to the U.S. Department of Housing & Urban Development 2010 Capital Fund Education and Training Community Facilities (CFCF) Program for a grant to provide capital funding of up to five million dollars (\$5,000,000) for the construction/rehabilitation/purchase of facilities to serve public housing residents with programs focusing on identified needs in the following areas of job training, adult education, programs focused on early childhood families, and other comprehensive integrated services such as family and financial counseling that will help achieve better educational and economic outcomes that will support youth, adults and families on their paths to long-term economic self-sufficiency.

The program is consistent with Norwalk's Consolidated Plan for 2010-2014 as it addresses the Plan's key priority Themes/Goals 2 and 3 of the Plan:

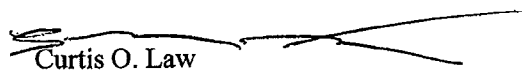
- Theme 2, which states: "Support efforts to create income stability...efforts that help people to be more appropriately trained for jobs that are available."
- Theme 3, which states: "Support organizations and programs that are trying to ameliorate the impacts of this economic depression on families...efforts to address the psychological toll on individuals and families; efforts to provide uplifting experiences. These and other interventions will help families survive intact."

As stated above, the 2010 CFCF Program grant will provide capital funding for the construction, rehabilitation or purchase of a facility that will serve the needs of public housing residents by providing an accessible space that offers needed programs to assist in their quest for self-sufficiency and well-being.

Based on the above, please note the attached **Certification of Consistency with Consolidated Plan for signature by the Mayor of Norwalk, which is required for this application.** We request your kind assistance in signature and return of this document to Curtis O. Law, Norwalk Housing Authority, 24½ Monroe Street, Norwalk, CT 06854, by January 7, 2010. If you have any questions, please feel free to call me at 203-838-8471, ext. 141.

Thank you so much for your kind attention to this matter.

Sincerely,


Curtis O. Law
Executive Director

Housing Authority of the City of Norwalk

P.O. Box 508, 24 1/2 Monroe Street, Norwalk, Connecticut 06856-0508
203-838-8471 . Fax 203-838-6535. TDD 1-800-545-1833 ext. 437

www.norwalkha.org

AN EQUAL OPPORTUNITY EMPLOYER

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: The Housing Authority of the City of Norwalk

Project Name: Capital Fund Education and Training Community Facility FR-5415-N-21

Location of the Project: 24 1/2 Monroe Street
P.O. Box 508
Norwalk, CT 06856-0508

Name of the Federal
Program to which the
applicant is applying: Capital Fund Education and Training Community FacilitiesFR-5415-N-21

Name of
Certifying Jurisdiction: City of Norwalk

Certifying Official
of the Jurisdiction
Name: Richard Moccia

Title: Mayor

Signature: _____

Date: _____



December 2, 2010

Mayor Richard Moccia
City Of Norwalk
125 East Avenue
Norwalk, CT 06852

Dear Mayor Moccia,

CESAR RAMIREZ
Chairman

JEFFREY INGRAHAM
Vice Chairman

BERNADINE TATEM
Treasurer

BEVERLY KRIEGER
Commissioner

LARRY A. KATZ
Commissioner

CURTIS O. LAW
Executive Director

CANDACE E. MAYER
Deputy Director

LATTARULO LAW FIRM, LLC
General Counsel

UNITED WAY
COMMUNITY PARTNER

The Norwalk Housing Authority is seeking the support of the U.S. Department of Housing & Urban Development to fund a ROSS Service Coordinator to assess the needs of public housing residents. The ultimate goal of a Service Coordinator is to assist families to increase earned income and move towards economic and housing self-sufficiency. This application seeks funding for a Service Coordinator to serve the needs of older youth and young adults so that they may achieve better success in education, job skills training, job markets and life skills.

The program is consistent with Norwalk's Consolidated Plan for Housing & Community Development 2010-2014 as it addresses the following priority goals of the Plan:

- **Economic Re-engagement** – The plan calls for initiatives that will promote the Economic Re-engagement of those segments of our community whose disadvantages could easily deprive not only them, but also us, of the economic and social value of lives lived to their full potential.
- **De-concentration of Poverty** - The plan calls for initiatives that raise the Low Moderate Income (LMI) population out of poverty.

The amount of funding requested will be \$240,000 total in this three year program.

Based on the above, please note the attached **Certification of Consistency with Consolidated Plan for signature by the Mayor** and your kind assistance on return to the Housing Authority by notifying either Sheri McCready or Carla Conway at 203-838-8471 no later than Wednesday, January 5, 2011.

Thank you so much for your kind attention to this matter.

Sincerely,


Curtis O. Law
Executive Director

Housing Authority of the City of Norwalk
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AN EQUAL OPPORTUNITY EMPLOYER

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Norwalk

Project Name: ROSS Service Coordinator FY 2010

Location of the Project: 24 1/2 Monroe Street, Box 508, Norwalk, CT 06856-0508

Name of the Federal
Program to which the
applicant is applying: Resident Opportunity and Self Sufficiency Service Coordinator 2010

Name of
Certifying Jurisdiction: City of Norwalk

Certifying Official
of the Jurisdiction
Name: Richard Moccia

Title: Mayor

Signature:

Date:

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: MICHAEL MOORE, NORWALK REDEVELOPMENT AGENCY

DATE: DECEMBER 28, 2010

RE: PROPOSED SCHEDULE AND STEPS FOR PY37 CDBG ALLOCATION PROCESS

SUMMARY

The Norwalk Redevelopment Agency (Agency), as the administrator of the City of Norwalk's Community Development Block Grant Program (CDBG), will soon initiate the public process associated with disseminating the City's CDBG resources for Program Year 37 (July 1, 2011 – June 30, 2012). Agency staff is providing this briefing to apprise the Planning Committee members of the schedule associated with the steps in this process.

ACTIONS ASSOCIATED WITH PY37 CDBG ALLOCATION PROCESS

ACTION	Proposed Timeframe
Release Notice of Funding Availability (target date)	January 7, 2011
Pre-Application Submissions Due	January 21, 2011
Pre-Application – Information Session	February 3, 2011
Full Applications Due	February 11, 2011
Staff Review of Applications	February 14 – 18, 2011
Provide Summary of Application Scores to PCCC and All Applicants in Advance of March 2011 Meeting	February 24, 2011
PCCC Public Hearing; PCCC Makes Recommendations Regarding Funding Allocations	March 3, 2011
Agency Staff Drafts Annual Action Plan (AAP)	March 7 – 11, 2011
30-Day Comment Period	March 14 – April 12, 2011
Final Draft AAP Transmitted to PCCC for April 2011 Meeting	April 28, 2011
PCCC to Vote on AAP	May 5, 2011

Common Council to Vote on AAP

May 10, 2011

Transmittal of AAP to HUD

May 13, 2010

ACTION REQUESTED

The Agency seeks the Planning Committee's approval to schedule the public hearing associated with this process at the Planning Committee's March 3, 2011 meeting.

MOTION

The Norwalk Redevelopment Agency is authorized to schedule a public hearing, associated with the PY37 CDBG allocation process, at the regular meeting of the Planning Committee on March 3, 2011.