

Critical Community Improvements
Submitted by Norwalk Redevelopment Agency
January 28, 2015
Approved by HUD April 2015

Overview

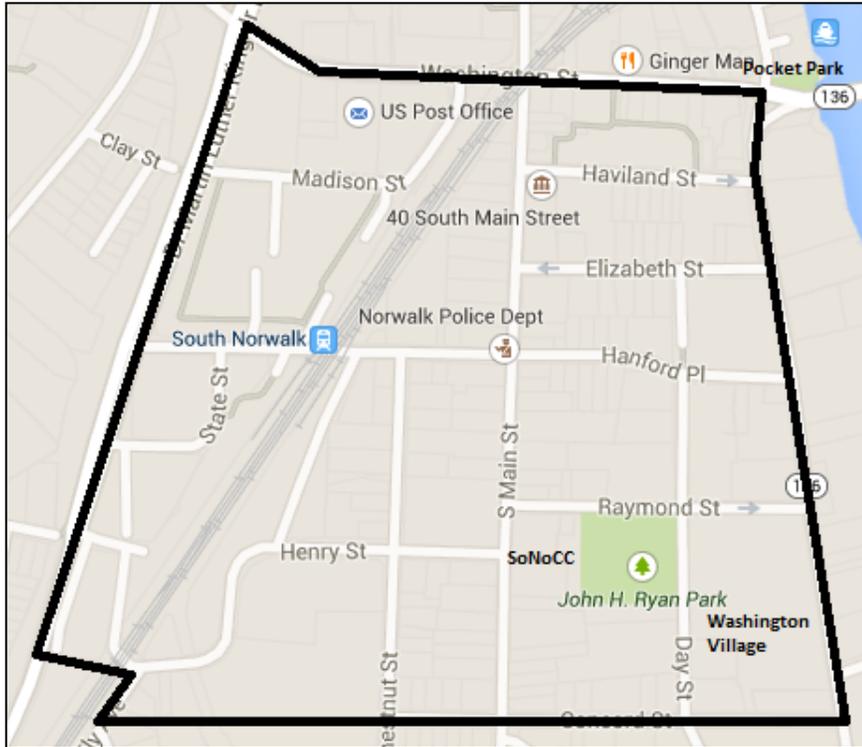
Today, South Norwalk faces several challenges. Despite ongoing improvements, the enduring presence of a few poorly maintained residential buildings and vacant storefronts continues to create a perception of distress. South Norwalk's most significant open space – Ryan Park – is underutilized and often viewed as unsafe. Through the Choice Neighborhoods Transformation Planning Process, local residents repeatedly expressed concerns about public safety and the long-term affordability of the neighborhood's housing stock.

In order to fully capitalize on the catalytic investment being made in South Norwalk through the Choice Neighborhoods Program, the Norwalk Redevelopment Agency's Critical Community Improvements (CCI) plan directly addresses the neighborhood's challenges and residents' concerns. Through a variety of targeted programs and investments, South Norwalk's Critical Community Improvements will work together to create the conditions needed to support the growth of a healthy, vibrant community. Improved street lighting, a creative public art installation, and residential and commercial façade improvements will help to replace perceptions of distress with perceptions of growth. Similarly, the redevelopment of Ryan Park will transform an underutilized parcel of land into a valued amenity for current and future residents. To ensure that current residents can benefit from these ongoing improvements, a small multi-family preservation program will help to maintain affordable housing. And finally, investments in a new Police Programming Vehicle and Police bicycles will help to alleviate residents' concerns about public safety by bolstering cooperation between the police and the community.

As a result of these Critical Community Improvements, South Norwalk will be well positioned for future growth. Enhancements made to the neighborhood's built environment will help to attract new businesses and bolster existing ones. Improvements in residents' and visitors' perceptions of public safety will further enhance the neighborhood's desirability. And the preservation of affordable units will help to ensure that this area is a dynamic, mixed income community for years to come.

The proposed Neighborhood Plan described herein responds directly to the key needs articulated by Washington Village residents as well as community members as voiced throughout the CNI planning process. The Norwalk Redevelopment Agency (NRA) will serve as the Neighborhood Implementation Lead.

The Critical Community Improvements (CCI) described herein are actions Norwalk is taking to attract coordinated development and convert a neighborhood that is an “underperforming asset” which has persisted as a patchwork pattern of deteriorated and underused buildings and land. Norwalk will directly benefit from a more complete, compact neighborhood that draws new residents and businesses within a socially and economically diverse district. Attracting coordinated public and private investment will enhance real estate values, bring jobs, and improve the quality of life for the entire community.



The Norwalk Redevelopment Agency, in partnership with the Housing Authority, is currently developing a revised job description for a part-time Neighborhood Coordinator position. The person hired for this position will come to this role with outreach and communications experience and will be able to communicate (orally and written) in English and Spanish. This position will be funded out of the Administrative budget of the overall CNI grant, but will work closely with Redevelopment Agency staff on implementing the CCI activities.

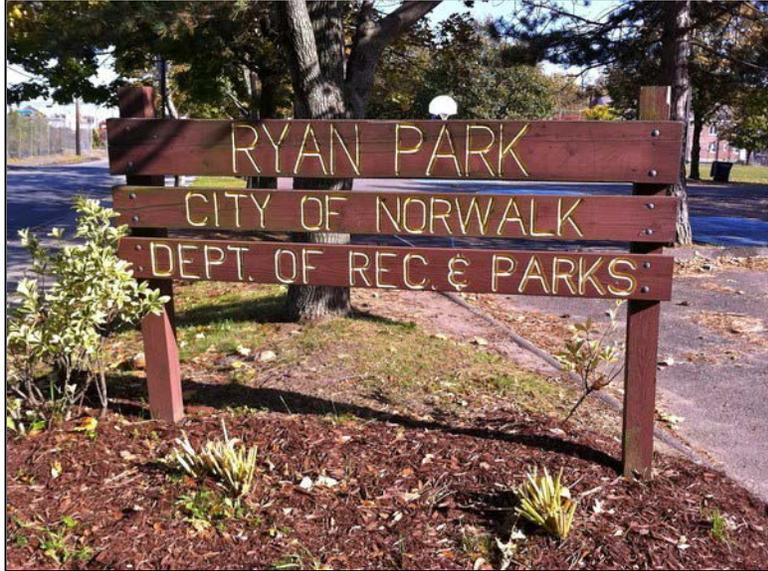
The activities described below represent over \$11 million of improvements in the Choice Neighborhood. The CNI grant will fund \$3.2 million leveraged by \$8 million in public and private investment.

	Total Budget	CCI Budget
Redevelopment of Ryan Park	\$1,000,000	\$1,000,000
South Norwalk Community Center	\$300,000	\$100,000
Complete Streets	\$6,500,000	\$765,000
Small Multi Family Preservation	\$2,875,000	\$875,000
Residential Façade Improvement Grants	375,000	\$375,000
Public Safety Initiatives	\$205,000	\$85,000
TOTAL	\$11,255,000	\$3,200,000

Public Facilities: Redevelopment of Ryan Park

Description: Ryan Park is a 2.2 acre open space categorized as a City-owned neighborhood park and is the only significant public open space within the Choice Neighborhood. The Park site located at the southwest corner of Day Street and Raymond Street was acquired by the City in 1971 as a location that would serve the recreational needs of Washington Village and the South Norwalk Community Center.

In recent years the use of the Park by the Community Center declined. The playing field is too small for regulation games and therefore only serves neighborhood baseball and soccer play. There is a full-sized basketball court. Play structures were recently installed adjacent to the Community Center. There are also some benches, walkways, organic gardens, an amphitheater and open



space. Despite these amenities, local residents do not consider the Park a community asset due to limited facilities and lack of active programming. Loitering throughout the day and evening hours restricts the Park's use and enjoyment by those living in the surrounding neighborhood. In addition the residents have identified the Park as a focal point for crime. As a result, the Park is underutilized and considered unsafe. Yet, Ryan Park's potential to be that key community asset is recognized and needs to be recaptured with appropriate facilities, current active programming and lighting.

Crime rates in the Choice Neighborhood are among the highest in Norwalk. In 2011 there were 13.62 Part I violent crimes per 1,000 persons in the Choice Neighborhood as compared to 3.81 for the city of Norwalk and 2.73 for the state, according to the Norwalk Police Department and FBI. Recent crime data available from the Norwalk Police Department for the Choice Neighborhood indicates that the highest number of criminal incidents occurred in the "grid" that includes Ryan Park. Accordingly, the Choice Neighborhood, Washington Village and Ryan Park have become synonymous for crime and deviant activity in Norwalk.

Choice Neighborhoods funding in the amount of \$1,000,000 will be used to improve Park facilities, landscaping and lighting that will respond to the neighborhood need for appropriate and safe recreational space to better serve both the current and future community members. Conceptual options for the Park were initially developed during the CNI planning effort but a more detailed engineering and design effort with substantial

community input is now in process and will result in a complete bid package for Park construction.

The Mayor of Norwalk has appointed a Ryan Park Advisory Committee comprised of Washington Village residents, community members and other local stakeholders to coordinate the design and reprogramming of the Park in a larger community engagement process. At the time of the writing of this plan, the Advisory Committee is preparing to release a Request for Proposals for consultant services to develop the design and engineering drawings for the redevelopment / reconstruction of the Park. Per the scope of work in the RFP, the selected consultant will conduct a comprehensive needs assessment to ascertain the recreational needs, wants and projected patterns of use at Ryan Park. Such assessment will be developed from information presented through an active program of public outreach to neighborhood stakeholders, neighborhood surveys, Recreation and Parks staff, input from other City Departments and other concerned private citizens.

It is anticipated that the resulting design, facilities and amenities in Ryan Park will be responsive to the community needs, yet appropriate to the scale of a neighborhood Park.

Administration: The City of Norwalk owns Ryan Park and its upkeep and maintenance is the responsibility of the City's Recreation and Parks Department. A letter of commitment from the Director of Recreation and Parks is below.

Budget: Ryan Park Re-Development Budget

Architecture & Engineering:	\$70,000
Construction:	\$930,000 (estimated)
Total:	\$1,000,000

Financial Commitment:

CNI funds - \$1,000,000

Schedule:

January 2015 – RFP released

February 2015 – Selection of consultant

May 2015 – Completion of Needs Assessment

September 2015 - Completion of Preliminary Design and Engineering for Common Council approval

December 2015 - Final Design and construction bid package developed

Construction bid schedule to coordinate with adjacent public improvements

Program Income: N/A

Transformation Plan/Outcomes: The redevelopment of Ryan Park is essential to achieving the goal(s) of the Transformation Plan to:

- Provide a rich array of amenities that appeal to residents and visitors in the community. An anticipated outcome of this goal is for residents to have greater

access to open space. Progress towards this goal will be measured by the number of acres of improved open space in the Choice Neighborhood as well as the number or percent of Washington Village residents reporting utilization of Ryan Park and other open spaces in the community.

- Ensure that South Norwalk is safe and attractive. The redevelopment of Ryan Park, with improved lighting and increased police presence (described below) will decrease crime in the Park, increase feelings of safety in the park, and help to dispel the notoriety that Ryan Park has for being the epicenter of criminal activity in the Choice Neighborhood.



RECREATION AND PARKS

January 21, 2015

Ms. Luci Blackburn
Team Leader
HUD Office of Public Housing Investments
451 7th Street, SW
Room 3236
Washington, DC 20410

Dear Ms. Blackburn,

This letter is to verify that Ryan Park belongs to the City of Norwalk under the jurisdiction of Department of Recreation and Parks. The upkeep and future maintenance to the Park will be to same standards achieved in all the parks located within the City of Norwalk.

If you need any additional information I can be reached at 203-854-7725.

Sincerely,

Michael A. Moccia
Director, Recreation and Parks

MAM/pp

Cc: Tami Strauss – Community Development Planning Director
Tim Sheehan – Executive Director, Redevelopment Agency
Susan Sweitzer – Senior Development Project Manager
Jerry Petrini – Council President, Recreation and Parks Council Chairman

Public Facilities: Improvement of South Norwalk Community Center / Public Art Installation

Description: The South Norwalk Community Center (SoNoCC) is located at 98 South Main Street abutting Ryan Park. The building was constructed in 1981 and has fallen into disrepair rendering it uninviting and semi-functional for the host of afterschool programming, social service delivery and other community programming in the Choice Neighborhood. Among the myriad of local organizations that utilize the Center, the SoNoCC is a critical partner to Norwalk Public Schools’ “After the Bell” program at the SoNoCC which houses afterschool programs for 500 “District 99” South Norwalk school children who attend school outside of the neighborhood without a local supervised, safe environment to be in the vulnerable hours after school.

Over the last two CDBG program years (PY39 and PY40), SoNoCC received \$200,000 of CDBG funds to renovate the classrooms, bathrooms and interior common spaces so that the community can begin to effectively utilize this safe haven in the neighborhood. The interior work is nearly complete at the time of



this writing and the issuance of a Certificate of Occupancy by the City is imminent. The SoNoCC has requested upcoming CDBG Program Year 41 (July 1 2015 – June 30 2016) funds in the amount of \$100,000 to complete the interior renovations, for which a decision will be rendered in spring 2015.

The Norwalk Redevelopment Agency will utilize \$100,000 of CNI funds for a public art installation (described below) on the façade of the South Norwalk Community Center in order to complete the overall renaissance of the Center and allow it to achieve its mission to improve the economic, educational, social and physical wellbeing of low-income individuals and families in South Norwalk. The façade improvements to the building, in the way of the public art installation, will solidify the Community Center as a centerpiece and source of pride in the transformation of the Choice Neighborhood and South Norwalk.

Public Art Installation

In 2013 the Norwalk Redevelopment Agency released a Call to Artists to submit qualifications and design proposals for a permanent artwork to be installed along the West Avenue corridor, a public arterial linking downtown Norwalk, the Choice

Neighborhood and South Norwalk. The artwork will be a place-making piece that bridges the connections between the urban core neighborhoods.

Artist Suikang Zhao was the finalist among 140 responses chosen by an Arts Selection Committee which included community representation from local arts organizations, Norwalk Redevelopment Agency, and Norwalk Department of Public Works. Mr. Zhao will lead the community-based public art project that will see the creation of a 780-foot long sculptural installation on a Connecticut Department of Transportation-owned retaining wall on West Avenue in Norwalk. This public art project is supported by grants and funds from the National Endowment for the Arts “Our Town” competitive grant program and matched by the City of Norwalk Capital Budget.

The project, titled “Gateway to Norwalk”, will utilize words and phrases in multiple languages in an abstract design. Mr. Zhao will visit Norwalk organizations and community groups at the onset of the project in order to gather source materials in the many languages spoken in the local area. The final work will be the product of the many cultural communities that make up the City of Norwalk. In addition, Mr. Zhao will finalize construction of the piece in Norwalk studio space to facilitate assistance of local artists and students. It should be understood that Mr. Zhao was selected not only for his distinctive artistic expertise but also for the unique role that the local community will play in the development of the art piece components.

The proposed Choice Neighborhoods piece is conceived again as a connectivity and place-making piece that will directly link the neighborhood cultural input with the execution of a distinctive work of art. Mr. Zhao’s skills in this regard made him the obvious choice to carry this theme to a smaller more site specific scale. Linked to the larger West Avenue site by the common artistic theme and execution, functionally however, the South Norwalk Community Center installation will be a more specific branding for the Choice Neighborhood as well as a point of personal connection with these residents as their input is the substance of the work.

The artist will directly seek resident input working with the Norwalk Housing Authority, the South Norwalk Community Center and the South Norwalk Library to host sessions within which to extract the representative cultural sayings and phrases. The resulting artwork will be geographically as well as culturally specific and provide a point at which all members of the community will have come together to create the whole. Members of the Choice Neighborhood community will have the opportunity to give this work its identity and add character to their new neighborhood.

The transformation of the Choice Neighborhood will not only be physical, but is also linked to changing the attitudes of residents concerning their neighborhoods and providing reasons for residents and visitors to understand this neighborhood to be a special place with a distinctive identify. This artwork will advance that objective.

If Mr. Zhao is for some reason unavailable, a second Call to Artists will be released and an artist will be selected by a to-be-formed arts committee made up of local stakeholders.

Administration: The Choice Neighborhood public art installation will be managed by a partnership of the Choice Neighborhoods administrative committee, the Norwalk Redevelopment Agency and the local arts advocates in the community. The piece, like all existing Norwalk public art, will be maintained by the City.

Budget: \$300,000

Financial Commitment:

CNI funds - \$100,000

CDBG PY40 (July 1 2014 – June 30, 2015) - \$100,000 – Committed

CDBG PY41 (July 1 2015 – June 30, 2016) - \$100,000 - Pending

Schedule: The process of assembly of the local community input could begin as soon as the CCI Plan is approved. Suikang Zhao is currently working in the City, especially its culturally diverse neighborhoods, and is creating a schedule of workshops for the next six months as part of the larger West Avenue piece. Coordinating the more focused Choice Neighborhood project could easily be assimilated into that schedule. He is also identifying studio space within which to begin fabrication of the work in the summer of 2015. There is no reason why these pieces cannot proceed together with a projected installation for fall 2015.

Program Income: Not Applicable

Transformation Plan/Outcomes: The renovation of the South Norwalk Community Center and associated art installation is essential to achieving the goals of the Transformation Plan to:

- Ensure that South Norwalk is safe and attractive. An anticipated outcome of this goal is for buildings (residential and commercial) to be well maintained. “Pride of ownership” in the artwork on the façade of the SoNoCC will ensure that residents take an ownership stake in the building and continue to treat it with respect.
- Decrease crime in the Choice Neighborhood. The South Norwalk Community Center’s ability to host afterschool and other youth programming will contribute to decreasing crime in the neighborhood. It is the vulnerable hours after school when children are left unsupervised that they are more likely to engage in dangerous behaviors that can lead to social and other problems into adulthood. The art installation on the exterior of the building will identify the building as a safe haven in the neighborhood.

Public Facilities: Complete Streets

Description: To maximize the potential of the Choice Neighborhood and South Norwalk, it is critical to establish a network of connections that are safe, clear and convenient for all users. A system of “Complete Streets” will provide a comprehensive, integrated, connected multi-modal network of transportation options for pedestrians, bicyclists, motorists and transit riders of all ages and abilities throughout South Norwalk and connecting to adjacent neighborhoods. The Complete Streets design and operation improves safety for pedestrians, cyclists, children, seniors, non-drivers and the mobility-challenged as well as those who choose not to travel by vehicle. It provides alternative connections to employment, education, residents, recreation, retail centers and public facilities as well as connections to the South Norwalk Railroad Station. Complete Streets promotes healthy lifestyles and walkability; reduces traffic congestion and carbon emissions; and incorporates the needs of multiple users in the earliest phases of design.

The Norwalk Redevelopment Agency with the CDM Smith consultant team has completed the *South Norwalk TOD Pilot Program* (funded under a Connecticut DOT Transit Oriented Development Pilot Program \$486,000 grant for the South Norwalk Railroad Station neighborhood, a geography which includes the Choice Neighborhood District). The *Program* is an assessment of project area conditions and opportunities to enhance the public streets with walk-ability, bike-ability and public transit improvements consistent with Complete Street standards. That assessment led to the selection of a priority of projects and associated cost estimates. Preliminary estimates for implementing the entire proposed Complete Streets program of improvements in two phases is \$6 million.

The cornerstone of Complete Streets, as advocated by the HUD Sustainable Communities Initiative, and Smart Growth America among others, is safe access for all users. Critical to achievement of that objective is adequate and efficient street lighting. Lighting contributes to pedestrian safety by reducing roadway accidents as well as neighborhood crime. Lighting encourages walking and cycling helping neighborhoods to meet recommended activity levels, to provide independence for those without access to vehicles, to improve air quality by reducing vehicles trips and increase the opportunities for social interaction within the neighborhood public realm. Efficient street lighting makes fiscal sense for a community by integrating the design of energy efficiencies into the initial design of public improvements and through such cost savings extends the coverage of such public improvements.

Under separate contract (\$60,000 Norwalk TOD Capital Budget), CDM Smith also simultaneously prepared a *Plan for Bicycle Safety and Engineering to and through South Norwalk* which includes the Choice Neighborhood district which makes recommendations to implement Complete Street planning principles to incorporate roadway improvements conducive to safe and efficient bicycle commuting and recreational travel. These recommendations have been implemented into the Complete Streets design and engineering work CDM Smith is completing for the DOT TOD Pilot Program grant contract work.

CDM Smith will complete final design and engineering documents for improvements to a total of four Phase I priority thoroughfares and access points throughout South Norwalk to remedy gaps in the pedestrian, bicycle and transportation network. These four projects include: West Washington Street, Monroe Street, Dr. Martin Luther King Pedestrian Access Stairs and South Main/Monroe Street intersection.

Construction documents for two of the Phase I improvement sites are complete and currently are out to bid in preparation for construction in 2015 and are located in the Choice Neighborhood:

- Dr. Martin Luther King Drive Pedestrian Access Stair at Clay Street - including stairway replacement within an existing right of way, lighting, landscaping, access sidewalks and drainage at both ends of the stair, security camera, step ice melting system and security pedestal phone.
- South Main / Monroe Street - including installation of historic street lighting, sidewalk improvements, mid-block and end-block cross walks for Train Station entries and exits, timed pedestrian signalization systems, striping for on-street parking and for bicycle travel.

These two Phase I projects will cost approximately \$700,000 funded out of the City of Norwalk TOD Capital Budget. Cost estimates and construction funding sources for the remaining two of the Phase I improvements will be sought from funding sources that include CTDOT grant funding, City Capital Budget funding and Federal Transportation Administration funding. These projects have a longer range construction schedule as other project developments take place with the Norwalk TOD District and as the Choice Neighborhood development construction occurs.

Leveraging the Complete Streets initiative, CNI funding will be used to purchase and install 40 decorative historic-style, LED street lights within the Choice Neighborhood District to replace existing cobra head street lighting. This street lighting improvement is a significant component of the Complete Streets objective of enhancing the safety of all street network users. This light installation extends the historic lighting within the District south from the South Norwalk Train Station and Washington Street where such street lighting already exists.

Private developers (Trinity, Spinnaker) and State resources (CDBG-DR) will cover the costs of



purchasing and installing 40 historic-style, LED lights on Day and Raymond Streets at the Washington Village and Spinnaker housing development sites (depicted in yellow and green lines in the graphic below).

An additional 40 CNI and CDBG-funded lights will be installed on “orphaned” sidewalks (depicted in red lines below located in the graphic below) in the Choice Neighborhood District where sidewalk improvements, including lighting, are not covered by private development or State CDBG-DR infrastructure improvement funding. A total of 80 historic-style, LED lights will be installed in the Choice Neighborhood District.

These historic-style lights are currently in place along other South Norwalk streets at the northern edges of the Choice Neighborhood and have proven to enhance pedestrian safety, encourage commercial activity and resident interaction. The new lighting will help expand the neighborhood connections encouraging new residents and visitors alike to stroll after dark, visit existing businesses, and attracting new visitors and businesses, making the neighborhood safer with more eyes on the street. The new lights will provide significant cost savings to the South Norwalk Electric Works (SNEW) service area by utilizing the LED system which consumes far less energy with a far longer lifetime than the aged street light system currently in place.

The lighting project will further increase pride in this neighborhood. The lighting project together with the private housing development investment will remind neighbors of the history of the neighborhood as a once thriving commercial and residential center and will underscore its importance and significance to greater Norwalk.



Administration: Staff of the Redevelopment Agency, Department of Public Works and South Norwalk Electric Works, which regularly administers contracts for professional services and construction work for this part of Norwalk, will oversee project design, engineering and the bidding process. The departments will insure that all contractors who submit successful bids meet professional standards and will supervise all said contractors. All work will be reviewed by the departments with input from the community. In addition, the choice of luminaries, lamps, and posts are approved fixtures for the City of Norwalk. Within the South Norwalk Electric Works (SNEW) service area, lighting projects installed by the City are inspected and accepted by SNEW and become the property of the utility company which then takes responsibility for the costs and maintenance of these lights (which in this case will represent a reduction in expenses for the utility company).

Budget: \$6,500,000 including \$1,265,000 for the purchase and installation of the 40 lights

Financial Commitments:

- CNI Funds - \$765,000
- CDBG Allocation Funds - \$500,000 Committed
- Private Developers – \$1,265,000 Committed
- City Capital Budget for current Phase I Improvements - \$714,000 Committed

- State of Connecticut Department of Transportation Grant for Design and Engineering - \$486,000 (assessment to the point of bidding out 4 projects)
- Funding sources of \$2,770,000 for remaining Phase I and II Improvements – to be identified

Schedule:

January 2015: DOT TOD Phase I Improvements bid

2nd quarter 2015: DOT TOD Phase I Improvements construction schedule:

Choice Neighborhood Street Lighting Installation – Upon housing construction start (TBD)

Program Income: Not Applicable

Transformation Plan / Outcomes: Sidewalk improvement by way of installing lighting is essential to achieving the goals of the Transformation Plan to:

- Ensure South Norwalk is safe and attractive
- The Choice Neighborhood is a walk-able and bike-able community with pedestrian and bicycle friendly streets and enhanced public transit stops

Housing Improvements: Small Multi Family Preservation

Description: The Norwalk Redevelopment Agency has established a South Norwalk Renovation Program to acquire and rehabilitate multi-family residential properties (2-3 family) in the Choice Neighborhood. The rehabilitated homes will be sold to owner-occupants earning up to 120% of the Stamford-Norwalk Area Median Income. Rental units will be restricted to households earning up to 120% of the AMI (or the maximum limit as defined by the funding source). Deed restrictions, limiting ownership of the home to families up to 120% of AMI, will be in place for 20 years. The market demand analysis establishing the feasibility for this program can be found on the Redevelopment Agency’s website at <http://norwalkct.org/DocumentCenter/View/7319>.

The City of Norwalk is exempt, as prescribed by Section 590 of the Quality and Work Responsibility Act of 1998, from the US median family income cap on income limits. This exemption is applicable only at the moderate-income limit level. The current (FY14) income limits by family size are:

		Family Size (Persons)								
		1	2	3	4	5	6	7	8	
Extremely Low	30%	\$ 26,100	\$ 29,800	\$ 33,550	\$ 37,250	\$ 40,250	\$ 43,250	\$ 46,200	\$ 49,200	
Low	50%	\$ 43,450	\$ 49,650	\$ 55,850	\$ 62,050	\$ 67,050	\$ 72,000	\$ 76,950	\$ 81,950	
Moderate	80%	\$ 70,100	\$ 80,100	\$ 90,100	\$ 100,100	\$ 108,200	\$ 116,200	\$ 124,200	\$ 132,200	
Middle	100%	\$ 87,570	\$ 100,080	\$ 112,590	\$ 125,100	\$ 135,175	\$ 145,166	\$ 155,158	\$ 165,149	
Upper	120%	\$ 105,084	\$ 120,096	\$ 135,108	\$ 150,120	\$ 162,210	\$ 174,200	\$ 186,189	\$ 198,179	
uncapped	80%	\$ 52,150	\$ 59,600	\$ 67,050	\$ 74,500	\$ 80,500	\$ 86,450	\$ 92,400	\$ 98,350	

A pro-forma has been prepared for the program provides sample assumptions, sources and uses of funds, and guidelines for purchase, rehabilitation and re-sale of homes to income qualified households. Proceeds from sales will be revolved for new purchases and rehabilitation.

The Norwalk Redevelopment Agency endeavors to build a pipeline of up to eight projects (16 units) over the CNI grant period. The goals of the South Norwalk Renovation Program are to preserve affordable homeownership and rental rates in the Choice Neighborhood and create a replicable model for greater Norwalk. The project promotes transit oriented development by increasing affordable homeownership, investment and rental opportunities within close proximity to the South Norwalk train station.

Landlord training, homeownership counseling and down payment assistance will be provided by the Housing Development Fund in Stamford, CT. HDF is a Community Development Financial Institution who has assisted thousands of low- and moderate-income households become successful first time homeowners in southwestern Connecticut. The Norwalk Redevelopment Agency has successfully partnered with HDF in the past on homeownership programs. The Norwalk Redevelopment Agency is also partnering with Jonathan Rose Companies who is providing technical assistance.

Administration: The South Norwalk Renovation Program is fully staffed with the following roles, responsibilities, and operational activities.

Redevelopment staff members will view houses and make recommendations for purchase based on program eligibility. Redevelopment's Executive Director will be responsible for the selection of property and executing loan and partnership agreements. Redevelopment's board of commissioners will approve all purchases.

Redevelopment has engaged a real estate broker to identify a property to serve as the pilot project for this program and is currently searching for available, suitable 2- to 4-family homes in the Choice Neighborhood. The real estate broker meets with Redevelopment staff every other week to review listings and determine suitability for viewing. The real estate broker will negotiate with the owner on Redevelopment's behalf for terms and conditions agreeable to Redevelopment.

Redevelopment's Housing Development Project Manager will perform the house visits and communicate regarding the needs of the property for rehabilitation and occupancy. He will determine the scope of work, arrange for drawings and specifications, put projects out to bid by legal notice, review estimates, perform due diligence, verify all necessary permits, and contract and communicate with selected contractors. Further, he will provide HQS monitoring and compliance with environmental, flood plain, legal and other site and building issues. The Housing Development Manager will ensure that all rehabilitation work meets a target Home Energy Rating System (HERS) rating of 85 and uses Energy Star rated appliances.

Redevelopment staff members will work with the City's Fair Housing Officer to ensure compliance with fair housing and to reach out to typically underserved populations. The program will be marketed on the City of Norwalk's website, public service announcements, flyers, newspapers (The Hour, El Sol) and through Housing Development Fund's client base. A major trend identified in the South Norwalk Market Analysis is that the Hispanic community comprises a critical segment of the population that purchases 2- to 4-family houses for owner-occupancy. Marketing materials and outreach for the South Norwalk Renovation Program will be provided in Spanish, targeting Hispanic churches and community groups.

The Housing Development Fund will provide underwriting, financing and down payment assistance as well as extensive pre- and post-purchase counseling and landlord training to income-qualified homebuyers to purchase, lease and manage the properties. HDF employs homeownership counselors and loan officers who are fluent in Spanish, and will be able to best serve Spanish-speaking clients.

Jonathan Rose Companies' role is to assist with structuring the initial financing and provide project management oversight of the pilot phase, including overseeing the design process and selecting and managing the construction team.

Budget: \$2,875,000

Financial Commitments:

- CNI Funds - \$875,000

- CDBG - \$400,000 Committed
- Connecticut Housing Finance Agency - \$600,000 Committed
- State of Connecticut Department of Housing - \$1,000,000 Pending (application due March 2015)

Schedule:

- 1 house in year 1
- 2 houses in year 2
- 2 houses in year 3
- 2 houses in year 4
- 1 house in year 5

Use of Program Income: Once sources funds have been taken out, remaining funds will be recycled into future acquisition and rehabilitation projects.

Measurable Outcomes: Small multi family preservation is essential to achieving the goal(s) of the Transformation Plan to:

- Provide a rich array of amenities to residents in the community as measured by the number of affordable housing units in the neighborhood
- Residents with diverse socio-economic, racial and ethnic backgrounds continue to call South Norwalk home as measured by the number of affordable housing units in the neighborhood.

Housing Improvements: Residential Façade Improvement Grants

Description: Residential properties in the Choice Neighborhood are among the oldest in Norwalk. The old age of the homes combined with a lower than average homeownership rate in the Choice Neighborhood (23% vs. 62% for Norwalk) is evidenced by the deteriorating and blighted conditions of many residential properties. Making investments in cleaning up, beautifying and preserving the historical features of the neighborhood’s residential housing stock is an essential way to signal to people that South Norwalk is a choice place to live.

Utilizing \$375,000 of CNI funds, the Norwalk Redevelopment Agency will establish a grant program to provide 15 grants up to \$25,000 for residential façade improvements in the Choice Neighborhood. Grants will be available to homeowners earning up to 120% of the Area Median Income and a 20 year deed restriction will be put in place, limiting the sale of the home to a household at 120% AMI or below in the 20 year period. In the event the home is sold prior to the expiration of the deed restriction, grant funds would be repaid to the Agency and recycled for additional grants.

Administration: Grant guidelines, application and grant recipient selection will be developed and determined by a grants committee to be formed and managed by the Neighborhood Coordinator (to be hired) and to be comprised of Choice Neighborhood community members and stakeholders. Part 58 reviews will be performed on each property and work and compliance with federal regulations will be the responsibility of Norwalk Redevelopment Agency’s housing project manager.

Budget: Residential Façade Improvement Source of Funds

- CNI Funds - \$375,000

Financial Commitments: N/A

Schedule: The grant committee, guidelines, application and recipient selection will begin upon hiring of the Neighborhood Coordinator.

- Year 1 – 2 Grants
- Year 2 – 3 Grants
- Year 3 – 3 Grants
- Year 4 – 4 Grants
- Year – 3 Grants

Use of Program Income: In the event grant funds are paid back to the Agency, the funds will be recycled for additional grants

Measurable Outcomes: Residential façade improvements are essential to achieving the goal(s) of the Transformation Plan to:

- Ensure South Norwalk is safe and attractive as evidenced by residential structures that are well maintained

Public Safety: Police Programming Vehicle and Police Bicycles

Description: Crime rates in the Choice Neighborhood are among the highest in Norwalk. In 2011 there were 13.62 Part I violent crimes per 1,000 persons in the Choice Neighborhood as compared to 3.81 for the city of Norwalk and 2.73 for the state, according to the Norwalk Police Department and FBI. Part I crimes are: homicide, rape, robbery, aggravated assault, burglary, larceny/theft, motor vehicle theft, and arson. Accordingly, the Choice Neighborhood, Washington Village and Ryan Park have become synonymous for crime in Norwalk. The Norwalk Police Department offers outreach programs to address these issues in its Community Room. However many of the events are poorly attended as residents are leery of attending such programming in the police station itself.

As described in the Transformation Plan, the Norwalk Police Department is committed to initiatives that will foster a safer environment in South Norwalk. NPD is strengthening its Community Policing Program to establish better relationships between police officers and the community, enhance public relations, and improve community outreach. With a heightened outreach and community building protocol in place, police officers will be intimately familiar with the specific dynamics and stakeholders in the neighborhood, and can readily facilitate proactive measures to address concerns and incidences.

A tool to help facilitate crime awareness and prevention, deliver crime prevention education, and that also bridges the relationship between the police and community members is needed in the Choice Neighborhood. The Norwalk Redevelopment Agency will utilize \$85,000 of CNI funding to assist the Police Department in strengthening its Community Policing Program.

Mobile Substation

Replacing the Police Departments' 15-year old federal Weed and Seed-funded vehicle is critical to strengthening the Community Policing Program in South Norwalk. The aging vehicle has been effective in "weeding out" violent crime, drug use, and gang activity from the Choice Neighborhood and helping to prevent crime from reoccurring by "seeding" the neighborhood with a wide range of public and private efforts to empower and develop them. In its last Weed & Seed Report, the Norwalk Police Department reported that the vehicle was instrumental in:



- The arrest of 1,178 persons on 657 charges in the first half of 2005

- Officers staffed the vehicle from 7am – 11pm, seven days per week, handling inquiries from residents as well as phone reports of crimes
- The vehicle was used to host meetings with residents and business leaders throughout the target area (South Norwalk). Residents met with officers and voiced their concerns over crime, narcotics and quality of life issues. Meetings were conducted at regular intervals and by special requests of citizens and citizen groups. The vehicle delivered programming at the two schools in the target area (Columbus, Side by Side).
- Working with the Open Door Shelter (one block south of the Choice Neighborhood), the mobile substation checked various areas of the city for homeless persons in need of assistance, with the primary area being South Norwalk.
- Utilizing the vehicle, foot and bike patrols, officers conducted high visibility patrols targeting Washington Village, other public housing complexes, Ryan Park and other crime areas in South Norwalk, on weekdays, late night and weekend hours.

The new “mobile substation” will be based at the South Norwalk Police Station in the heart of the Neighborhood and dispatched from here for accessibility and ability to conduct focused patrols and be present at Washington Village, Ryan Park and neighborhood locations and events including:

- SoNo Day Out at Ryan Park
- Ryan Park Day
- SoNo Arts Festival
- National Night Out in Ryan Park
- Columbus Magnet School and Side by Side Charter School

The vehicle will deliver crime awareness and prevention and safe haven programming – drug abuse prevention, gang intervention, bicycle and seatbelt safety, etc. – to children and adults in the Choice Neighborhood who may be more apt to speak to and develop positive relationships with the police outside of the Police Station.

CNI funding will enable the mobile precinct to continue to provide an added presence in the Choice Neighborhood to be



utilized as a base of operations for special walking patrols, selective enforcement efforts, and other specialized police operations. The new mobile substation will serve a public

safety purpose in the Choice Neighborhood well beyond the life of the Choice Neighborhood grant

This \$80,000 CNI public safety investment will be leveraged by \$117,000 of the City of Norwalk 2016-2017 Capital Budget allocation to the Police Department (pending). A quote for the vehicle is below.

Police Bicycles

\$5,000 of CNI funds would be used to purchase 5 police bicycles for use by patrolmen in the Choice Neighborhood. The bicycles will allow for quicker and quieter response to incidents that are inaccessible by vehicles as well as provide a more approachable patrol presence in the area.

The vehicle and bicycles are critical to the public safety improvement of the Choice Neighborhood as their presence in the neighborhood will assist in preventing, controlling and reducing crime in the Neighborhood.

Budget: \$205,000

Financial Commitments:

- CNI Funds - \$80,000 vehicle
- CNI Funds - \$5,000 bicycles (\$1,000 each)
- City of Norwalk Capital Budget for 2016- 2017- \$120,000 Pending

Schedule: The vehicle would be purchased by October 2016 provided the Capital Budget request is approved.

Use of Program Income: N/A

Measurable Outcomes: The purchase of the mobile substation and bicycles are essential to achieving the goal(s) of the Transformation Plan to:

- Ensuring that South Norwalk is safe and attractive as evidenced by a decrease in crime and an increase in the number of residents feeling safe in the neighborhood.

Quote for Vehicle:

SIRCHIE

Products - Vehicles - Training

612 Gravelly Hollow Road, Medford, NJ 08055
 Phone: (609) 654-0777 - (800) 545-7375
 Fax: (609) 654-7869
 Website: www.sirchievehicles.com



PRICE QUOTATION

Customer Info:		Date:	10/3/2014
Name:	Norwalk Police Department	Quote No.	6
Address:	One Monroe Street		
City, State, Zip:	Norwalk, CT 06854	Prepared By:	ALH
Attn:	Terry Blake		
Phone:	203-854-3197		
E-Mail:	tblake@norwalkct.org		

Quantity	Catalog Number & Description	Unit Price	TOTAL
GSA Contract No. GS-07F-9464G			
SIN 426-4F			
1	MCV550-18F, Ford 550 Mobile Command Vehicle	\$ 157,935.52	
1	MCV550-18F, Opt 3, Power Awning for 18' body	\$ 3,159.70	
1	MCV550-18F, Opt 4, Leveling System	\$ 6,931.59	
1	MCV550-18F, Opt 12, Two(2) Telescoping Flood Light	\$ 2,167.36	
1	MCV550-18F, Opt 19, 25' Pneumatic Mast	\$ 19,116.17	
1	MCV550-18F, Opt 39, 35X IP-PTZ Camera	\$ 7,400.60	
	TOTAL		\$ 196,710.94
Prices Quoted are F.O.B. Medford, NJ			

Payment Details:	
Validity:	60 Days
Terms:	Net 30
Installation:	To Be Scheduled