

# Housing Authority of the City of Norwalk

Update Report for Mayor Rilling

May 16, 2018

## Choice Neighborhoods Initiative Project Update

### Housing:

The ten-unit Building A structure at 13 Day received the temporary Certificate of Occupancy on April 30, 2018. Residents will start moving into these apartments in May. Eight of the apartments are replacement Washington Village public housing units. The remaining two apartments will be moderate-income restricted Tax Credit units.



**Building A, 13 Day Street**

This townhouse includes four, 4-bedroom apartments, three, 3-bedroom apartments and three, 2-bedroom apartments. One two-bedroom is a flat and is ADA compliant. The sidewalks, Day Street access and landscaping will be completed by the end of May 2018.

The 70 unit Building at 20 Day Street is now weathertight and some of the apartments have been painted and ready for kitchen cabinet. The windows and siding work continues. Substantial completion is now estimated to be mid-July 2018.



**Southeast Elevation of 20 Day Street**

Gas and water utilities and sanitary sewer connections have been completed. The elevators are being installed and the mechanical systems are substantially roughed in.



**Painted Apartment with Kitchen Cabinets ready for Installation**



**East Elevation of 20 Day Street**

## **Relocation:**

By the end of May 2018, 40 Washington Village residents will have been relocated off site with Section 8 Tenant Protection Vouchers. Once the construction of 20 Day Street is complete, 32 additional replacement public housing units can be occupied. With re-occupancy completed, the first six buildings at Washington Village will be vacant and ready for demolition for Phase II construction to begin.

## **Phase II & III Housing Development – Buildings C, D & E:**

Funding for Phase II of the development has been approved and the closing is scheduled for the end of August 2018. The Building C structure will have 85 apartments including 42 replacement public housing units (21 with project-based Section 8 vouchers). Seventeen of the public housing replacement units will convert to Supportive Housing units upon turnover. These units will initially be leased to the original Washington Village residents and will not convert to Supportive Housing until they move out. With demolition commencing in September 2018, the projected completion date is April 2020.

The goal is to obtain funding and begin construction on the Phase III structures in September 2019. This will ensure we meet our CNI expenditure deadline of September 2020. Buildings D & E will have 108 apartments including 54 replacement public housing units.

## **Neighborhood Improvements: Ryan Park**

Remediation work continues at Ryan Park. Two previously undiscovered underground storage tanks were discovered and will need to be removed. Completion remains scheduled for the end of June.



**Ryan Park Environmental Remediation**



### **Ryan Park Environmental Remediation**

The Park Improvement Plan, lighting, playground equipment and landscaping, will be put out to bid with a completion date anticipated in the autumn.

### **Façade Improvement Program:**



### **Façade Improvements at a Hanford Place Residence**

The first round of the Façade program assisted eight property owners and was completed in the fall of 2017. A second round of the Residential Façade Improvement program has received HUD approval for additional CNI funding and will be implemented this spring.

**Residential Purchase-Rehab-Resale Program:**



**Kitchen & Living Room at 24 Haviland Street**

This residential property at 24 Haviland Street was purchased in 2016. Renovations were completed in 2017 and the property is now listed for sale to an income eligible first-time homebuyer.

**Public Safety Initiatives:**

The original proposal for the use of \$85,000 in CNI funds for a mobile police unit and additional patrol bicycles was not approved by HUD. After completion of the BCJI study and submission of the final report, HUD was convinced the proposal had merit and the funding was approved. Two electric powered bicycles were ordered this week. The mobile van should be acquired by the end of 2018.

**Infrastructure:**

The Department of Public Works and O&G Industries as Construction Manager has made steady progress on the Day & Raymond Street Infrastructure project. The section between the Raymond/Day intersection and Hanford Place has been elevated and a base course of asphalt has been applied to permit full access to 19 Day Street (the Spinnaker development).



**Day Street Extension – Hanford Place to Elizabeth Street**



**Looking North on Day Street towards Hanford Place**



Looking West on Raymond Street



Looking South on Day Street



The intersection of Raymond and Day Street will be elevated approximately six feet to the 100-year floodplain. This will align with the front entry and plaza of the 20 Day Street structure. The overhead power lines and utility poles will be removed and placed underground. Backfilling has been completed on the west side of 20 Day Street and at the corner of Raymond Street. The project is scheduled for substantial completion in the summer 2018.



### **Elevated Intersection at Raymond & Day Street**

The main entrance to 20 Day Street will house the Trinity Management offices, a fitness center and a community room. There is a community space on the fourth-floor space overlooking the park and a roof top deck with views of the harbor off the fourth-floor landing.