



SECTION I: APPLICANT INFORMATION

For a Capital Improvement Project proposal, complete the form below.

1. Name of applicant entity: Town of Hamden

This application is: (If a re-application, please select the most recent application round)

New

2. FEIN: 06-6002014

3. Business Address: Town Government Center, 2750 Dixwell Avenue
Hamden, CT, 06518

4. Contact Information - All communication regarding this grant application will be sent to this contact.

Contact Name: Carol Hazen

Title: Director, Grants & Capital Projects

Phone Number: (203) 287-7000

Email: chazen@hamden.com

5. Project Name: Town of Hamden Newhall Foundations Repair Fund

5a. Please provide the street address(es) of the site of the capital improvement(s). Properties located within the Newhall Neighborhood boundaries, including but not limited to properties on Edwards Street, Morse Street, Butler Street, Shelton Avenue, and surrounding streets within the consent order area established by CTDEEP.

6. CIF Grant Amount Requested (For purposes of clarity, please enter your answers in whole numbers with appropriate comma separations, i.e. 250,000 instead of 250000): 8,000,000

6a. Have you requested a SharePoint folder? The deadline to request a folder is 12/6/24 at 5PM.

Yes

If you have not requested a SharePoint folder by the December 6th deadline, please mark your calendar for the next round, opening Spring 2025. This application is ineligible without a SharePoint folder. Attachments are not accepted via email. Please email communityinvestmentfund@ct.gov by December 6, 2024, at 5 PM to request a folder.

SECTION II: ELIGIBILITY

7. The applicant is a

Municipality

8. What municipality(ies) is the project located in? (Use CTRL to select multiple)

Hamden

9. Is this municipality a Public Investment Community, an Alliance District, or both?

Public Investment Community

Alliance District

11. Please provide a brief summary of your proposed project. Please draft the language using third person only.

The Town of Hamden proposes to establish the Newhall Foundations Fund, a comprehensive foundation repair and community stabilization program addressing ongoing foundation issues affecting approximately 102 properties in the Newhall neighborhood. This fund will address problems stemming from historic soil contamination remediation efforts and underlying soil conditions that continue to impact primarily residential properties, with the recognition that additional funding may be needed in future rounds to complete all necessary repairs.

The establishment of this fund represents a systematic, long-term approach to addressing environmental justice issues in a community that has endured decades of environmental racism. Between 2010 and 2012, environmental remediation was conducted individual properties, removing shallow contaminated fill material and replacing it with clean soil. While this addressed immediate health concerns, many homes have unresolved foundation problems resulting from settlement of contaminated fill underlying foundations.

The Newhall Foundations Fund will implement a phased approach to foundation repairs, which will typically include foundation waterproofing and crack repair, structural reinforcement, wall and floor leveling, surface drainage repair, repair of settlement-related damage to interior finishes, and reconstruction of settled exterior elements. The fund will also provide for relocation of owners and residents whose homes are severely structurally compromised and warrant demolition, and repair of water intrusion and inadequate drainage resulting from remediation. The fund will be managed through a dedicated oversight structure with community representation and will operate under strict financial controls and transparency measures.

The fund structure allows for efficient management of complex, multi-year construction projects while maintaining accountability for public investment. This initial CIF grant will establish the fund and begin addressing impacted properties. The town plans to request additional funding in future CIF rounds to complete the comprehensive neighborhood stabilization program.

12. Identify the target population for your proposed project.

The target population consists of approximately 102 property owners and residents within the Newhall neighborhood who may have been adversely affected by foundation and water issues resulting from historic industrial and municipal waste disposal and subsequent environmental remediation activities. This population represents a historically marginalized community that has faced decades of environmental racism and systematic disinvestment.

Primary Beneficiaries: Homeowners experiencing foundation and water problems, including foundation wall and floor cracks, settlement and tilting of slabs, walls, floors, decks, porches, and stoops, and water intrusion and surface drainage issues.

Demographic Profile: The Newhall neighborhood is a historically diverse, working-class community predominantly composed of Black, Latino, and immigrant families. During the early 20th century, the area housed German and Italian immigrant families working in local factories. As housing development expanded, Black families moved into Newhall, which became a redlined neighborhood, contributing to racial segregation and systematic underinvestment.

Current Residents: The neighborhood includes families across various income levels, with many homeowners on fixed incomes, particularly senior residents. The community has endured decades of environmental injustice, intrusive cleanup processes, and years of deteriorating home conditions due to contaminated fill.

Vulnerable Populations: The target population includes elderly homeowners who may lack the financial means or physical capability to address foundation issues independently, families with children living in homes with ongoing foundation problems, and residents who have invested their life savings in properties that continue to experience deterioration arising from contaminated fill. Many residents have limited financial resources to address expensive foundation repairs, making this public investment essential for community stability and environmental justice.

13. How does your project help underserved and marginalized communities?

Explain how this project furthers consistent and systematic fair, just and impartial treatment of all individuals, including individuals who belong to underserved and marginalized communities that have been denied such treatment, such as Black, Latino and indigenous and Native American persons; Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender and queer persons and other persons comprising the LGBTQ+ community; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality. Explain how your project:

- a. promotes new economic outcomes
- b. benefits workforce or job access
- c. provides other benefits or assets that promote equitable economic growth and capacity building.

13. Provide details:

The Newhall Foundations Fund directly addresses decades of environmental racism and systematic disinvestment that have disproportionately impacted this historically marginalized community. The neighborhood's residents, predominantly Black, Latino, and working-class families, have endured for over a century with contaminated industrial and municipal waste in their community and foundation settlement that threatens their homes, health, and economic stability.

a. **Promotes new economic outcomes:** The fund creates immediate economic relief by eliminating the financial burden of costly foundation repairs that individual homeowners cannot afford. By stabilizing property values and preventing further deterioration, the program protects residents' primary asset—their homes—which for many represents their life savings and generational wealth. The project stimulates local economic activity through construction jobs, material purchases, and professional services, with requirements for local hiring preferences and minority/women/veteran-owned business participation. The fund prevents displacement by making homes structurally sound whenever technically feasible, allowing families to remain in their neighborhood rather than face forced relocation. This stability enables residents to reinvest in their community and maintains the social fabric that residents have built over generations. The fund structure ensures sustainable, long-term investment rather than one-time, scattershot repairs, creating conditions for continued economic development.

b. **Benefits workforce or job access:** The construction phases will create approximately 100-150 direct jobs over the multi-year timeline, with priority given to residents through municipal hiring preferences. The project requires skilled trades including foundation specialists, waterproofing technicians, earthwork forepersons, engineers, and general contractors. The program's requirement for professional services

creates opportunities for local consultants and service providers.

The fund's ongoing nature provides sustained employment opportunities rather than temporary construction jobs, building local capacity in specialized foundation repair on contaminated properties. By stabilizing the neighborhood, the project enhances residents' ability to maintain employment by ensuring reliable, safe housing that doesn't require emergency repairs or temporary relocations.

c. Provides other benefits or assets that promote equitable economic growth: The fund structure creates a model for addressing environmental justice issues that can be replicated in other Connecticut communities. It establishes precedent for state responsibility in remediating environmental damage in marginalized communities while building local capacity for managing future infrastructure challenges. The systematic approach to repairs, with transparent processes and community engagement, builds social capital and strengthens community organizing capacity. The fund's emphasis on community representation in decision-making processes empowers residents and creates lasting institutional change. By ensuring safe, stable housing, the fund eliminates health hazards associated with water intrusion problems, reduces stress, and improves residents' quality of life. Children can grow up in stable homes without the stress of ongoing house deterioration, supporting educational achievement and long-term community prosperity. The fund represents a commitment to environmental justice that acknowledges past harms while creating a foundation for future community resilience and sustainable growth.

14. How does this project impact the social and economic issues or challenges facing this population?

The Newhall Foundations Fund addresses critical social and economic challenges that have plagued this community for decades. Foundation problems create cascading effects that undermine family stability, property values, and community cohesion.

Social Impact: The housing conditions create chronic stress and anxiety for families living with unresolved problems stemming from contaminated fill. Children experience educational disruption when families must temporarily relocate for repairs or when homes become uninhabitable. The constant worry about structural integrity affects mental health and family relationships, creating trauma that extends across generations. The fund restores community confidence by demonstrating that the government systematically addresses environmental justice issues. Residents who have felt abandoned by previous inadequate responses gain renewed trust in public institutions. The long-term fund structure creates hope that problems can be solved through sustained commitment and appropriate resources.

Economic Impact: The neighborhood's foundation problems have devastated property values, trapping homeowners in deteriorating assets they cannot sell or afford to repair. Many residents face impossible choices between spending life savings on repairs or watching their primary investment crumble. The economic burden extends beyond individual families, impacting local businesses and tax revenue as property values decline.

The fund immediately relieves financial pressure on individual families while stabilizing the neighborhood economy. As homes are made structurally sound and marketable, property values increase. Eliminating emergency repair costs allows families to redirect resources toward education, healthcare, and other essential needs.

Community Transformation: The fund enables families to remain in their neighborhood rather than face displacement, preserving social networks and community institutions that residents have built over generations. This stability creates conditions for additional investment in local businesses, schools, and community organizations, fostering long-term economic development and community resilience that extends beyond the immediate repair work.

15. Explain the specific process for engagement and involvement with the target population to identify the problem, develop a solution, and plan for this project.

The Town of Hamden has implemented a comprehensive community engagement strategy throughout the project development and will continue extensive outreach during fund implementation. The engagement process recognizes the community's history of environmental racism and past experiences with inadequate government response, prioritizing transparency, respect, and resident control.

Initial Engagement: Haley & Aldrich distributed Foundation Concerns Questionnaires to 305 properties in October 2024, followed by a second mailing to 209 non-respondents in February 2025. Launch Consulting conducted in-person outreach in March 2025 to properties that hadn't responded, ensuring no resident was overlooked due to language barriers, accessibility issues, or distrust of government communications.

Ongoing Communication: The project team provides weekly progress reports and maintains regular contact with participating homeowners throughout the assessment process. Community meetings are held with the Hamden Legislative Council on an as-needed basis to ensure elected officials remain informed and responsive to resident concerns.

Fund Governance Structure: The Newhall Foundations Fund will include dedicated community representation through the Project

Oversight Committee: To include two resident representatives from the Newhall neighborhood who participate in monthly review meetings and major funding decisions.

Resident-Centered Approach: Property owners maintain decision-making authority over repairs to their homes, with engineers explaining options and recommendations rather than imposing solutions. The process includes multiple opportunities for residents to ask questions, request modifications, and express concerns about proposed work.

Cultural Competency: Outreach materials are provided in multiple languages as needed, and community engagement specialists are trained in cultural competency and trauma-informed approaches, recognizing the community's history of environmental injustice. The engagement process accommodates residents with disabilities, elderly homeowners, and families with varying schedules through multiple communication methods, including door-to-door visits, phone calls, mailings, written materials, and community meetings.

16. How does the proposed project transform the community and target population?

The Newhall Foundations Fund represents a transformational investment that addresses decades of environmental injustice while creating a foundation for long-term community prosperity and resilience. The transformation occurs across multiple dimensions that collectively revitalize this historically marginalized neighborhood.

Physical Transformation: Repairing foundation problems eliminates immediate safety hazards while preventing further deterioration. Homes become stable, safe, and habitable for generations, with proper waterproofing and drainage systems that protect against future problems. The neighborhood's appearance improves as settled porches and cracked foundations are repaired, creating visible evidence of sustained community investment.

Economic Transformation: Property values stabilize and increase as homes become structurally sound and marketable. Homeowners regain equity in their primary asset, enabling access to home equity loans for future improvements or emergencies. Eliminating emergency repair costs allows families to redirect resources toward education, healthcare, and economic opportunities. The fund structure creates ongoing local economic activity through sustained construction employment and professional services.

Social and Political Transformation: The fund demonstrates that sustained community organizing and political advocacy can achieve meaningful results, strengthening residents' capacity for future collective action. The transparent, community-centered governance structure builds trust between community members and government institutions, creating conditions for additional collaborative projects.

Generational Impact: Children grow up in stable homes without the stress and health hazards of ongoing house deterioration, supporting educational achievement and long-term prosperity. Families can plan knowing their homes will remain safe and habitable, enabling long-term investment in community institutions and relationships.

Model for Justice: The fund establishes precedent for addressing environmental racism through sustained public investment, inspiring similar efforts in other Connecticut neighborhoods facing environmental justice challenges and creating a replicable model for equitable community development.

17. How is the applicant leadership team representative of the community being served?

The Town of Hamden's leadership team for the Newhall Foundations Fund includes representatives who understand the community's history, challenges, and aspirations through professional expertise and lived experience in addressing environmental justice issues.

Municipal Leadership: Mayor Lauren Garrett leads the project with a demonstrated commitment to environmental justice and community-centered governance. Her administration has prioritized addressing the long-standing structural issues in Newhall through sustained engagement with residents and a systematic approach to problem-solving. The mayor's office has consistently advocated for state funding to address these issues, recognizing the state's responsibility following the environmental remediation.

Fund Management Structure: The Project Oversight Committee will include representatives from the Town Finance Department, Economic and Community Development Department, Legislative Council, and two resident representatives from the Newhall neighborhood. This structure ensures community voices remain central to fund management and decision-making while providing the technical expertise necessary for successful implementation.

Technical and Community Engagement: Haley & Aldrich brings technical expertise in geotechnical engineering and environmental considerations, and experience working in communities affected by environmental justice issues. Launch Consulting provides community engagement specialists trained in cultural competency and trauma-informed approaches, recognizing the community's history of environmental racism and government abandonment.

Legislative Representation: The project has support from Hamden's state legislative delegation, including Senator Jorge Cabrera and Representatives Laurie Sweet and Steven Winter, who understand the state's responsibility for addressing these issues and have committed to continued advocacy for funding in future CIF rounds.

Community Input: Throughout project development, residents have been consulted through mailed surveys, door-to-door outreach, and community meetings. The leadership team regularly reports to the Hamden Legislative Council, which includes elected representatives directly accountable to Newhall residents, ensuring democratic oversight of fund operations.

18. Priority of certain projects. (Applies to municipalities only. NPO and CDC please select N/A.)

a. Has the municipality implemented local hiring preferences pursuant to section 7-112 of the General Statutes?

b. Will this project leverage municipal, private, philanthropic, or federal funds?

c. Does this application include a letter of support from one or more members of the General Assembly in whose district the project will be located?

19. Does this application include a project labor agreement or other employment proposal to employ ex-offenders or individuals with physical, intellectual, or developmental disabilities?

20. How do you propose to measure the community impact of the proposed project? Provide the expected new and expanded SMART outcomes due to the proposed project. Each indicator should be Specific, Measurable, Achievable, Realistic and Time-Bound. SMART indicators should be related directly to the proposed capital investment.

Housing Stability and Safety Metrics:

- Specific: Number of homes with foundation problems successfully repaired to eliminate water intrusion, structural settlement, and safety hazards
- Measurable: Baseline: Properties assessed with foundation issues; Target: resolve eligible foundation and water problems for 100% of participating properties within the project timeline
- Achievable: Based on engineering assessments and repair specifications developed by Haley & Aldrich
- Realistic: Aligns with completion of previous structural repair programs
- Time-Bound: Complete repairs for properties funded in this round by June 2028, with additional phases contingent on future CIF funding

Fund Management and Transparency:

- Specific: Establishment and operation of a dedicated fund with community oversight
- Measurable: Monthly oversight committee meetings, quarterly financial reports, annual independent audits
- Achievable: Based on established municipal financial management practices
- Realistic: Aligns with the town's financial management capacity and transparency requirements
- Time-Bound: Fund operational within 60 days of grant award, ongoing through project completion

Property Value Stabilization:

- Specific: Increase in assessed property values and marketability of repaired homes
- Measurable: Baseline: Current assessed values of participating properties; Target: 15-25% increase in property values within 2 years post-completion
- Achievable: Based on property value increases observed in other neighborhoods following systematic infrastructure improvements
- Realistic: Foundation and drainage repairs directly address primary factors limiting property values
- Time-Bound: Annual assessment through 2029

Community Health and Wellness:

- Specific: Reduction in health hazards associated with foundation problems, including water intrusion
- Measurable: Baseline: Resident surveys documenting current conditions; Target: 90% reduction in foundation-related health complaints
- Achievable: Engineering solutions directly eliminate excessive moisture intrusion and structural problems
- Realistic: Based on improvements documented in other foundation repair programs
- Time-Bound: Annual follow-up through 2029

Economic Impact:

- Specific: Local job creation and workforce development opportunities
- Measurable: Baseline: Current unemployment rates in target area; Target: Create 100-150 direct construction jobs with 60% local hiring
- Achievable: Based on labor requirements for the scope of work identified in the cost estimates
- Realistic: Aligns with municipal hiring preferences and contractor requirements
- Time-Bound: Quarterly employment reporting throughout construction phases

Fund Sustainability and Future Funding:

- Specific: Successful establishment of fund structure that can accommodate additional CIF rounds
- Measurable: Fund operational efficiency, community satisfaction with governance structure
- Achievable: Based on a comprehensive fund management plan and oversight structure
- Realistic: Aligns with municipal capacity and community engagement
- Time-Bound: Annual evaluation of fund performance and readiness for additional funding rounds

Current Service Statistics: The Town has completed foundation assessments on 128 properties, with 177 questionnaire responses and 154 requests for site visits.

Expected Expanded Outcomes: Complete foundation stabilization for all participating properties in funded

phases, establishment of sustainable fund management structure for ongoing community investment, elimination of emergency repair costs for participating families, increased property values throughout the neighborhood, strengthened community confidence in government capacity to address environmental justice issues through sustained investment.

Capital Improvement Project

Capital Improvement Project (Choose the one category that best applies to the overall project.)

Affordable Housing

**Brownfield remediation definition 588-gg (2) "Brownfield" means any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property*

1. Describe the proposed capital improvement and any associated program in detail.

The Newhall Foundations Fund is a comprehensive capital improvement program that establishes a dedicated fund to address systematic foundation and drainage problems affecting Hamden's Newhall neighborhood residential properties. The fund structure recognizes that this complex environmental justice issue requires sustained investment over multiple years and potentially multiple funding rounds to achieve complete neighborhood stabilization.

Fund Structure and Management: The fund will be established as a dedicated account within the Town's financial system, with restricted use designation, a multi-year structure, and comprehensive oversight through the Project Oversight Committee, including community representation. The fund structure enables efficient management of complex, multi-property construction projects while maintaining accountability and transparency for public investment.

Capital Improvement Components:

Foundation Waterproofing and Repair: Install comprehensive waterproofing and drainage systems, including exterior foundation membrane application, crack injection and sealing, drainage system installation and repair, and moisture barrier installation to prevent future water intrusion.

Structural Reinforcement: Implementation of structural engineering solutions, including foundation underpinning where necessary, beam and joist reinforcement to address settlement damage, floor leveling and structural support improvements, and installation of structural supports to prevent future settlement.

Exterior Drainage Improvements: Construction of comprehensive drainage solutions including drain installation and repair, grading modifications to direct water away from foundations and associated storm water management improvements, and connection to municipal drainage systems where appropriate.

Exterior Element Reconstruction: Rebuilding of settled exterior elements, including porches, decks, stoops, and stairs that have been damaged by the settlement of contaminated fill, ensuring proper alignment and attachment to stabilized foundations and compliance with current building codes.

Property Acquisition Component: For properties with extensive structural damage that is too costly to repair cost-effectively, the fund includes property acquisition and demolition services and site preparation for future development.

Phased Implementation Strategy: The fund will organize properties into groups of 10-15 homes each based on their geographic proximity, the types of work required to address the issues, property owner preferences, and the severity of the issues to maximize efficiency and minimize neighborhood disruption.

This initial CIF grant will fund the first phases, consisting of one to three groups of the highest priority properties, with subsequent phases contingent on additional CIF funding in future rounds.

Program Management: The fund includes comprehensive program management by qualified professionals, including development of property-specific scopes of work based on engineering assessments and designs, coordination with homeowners throughout the repair process, quality control and inspection protocols, and compliance with all applicable building codes and environmental regulations.

The capital improvements directly address documented foundation problems identified through comprehensive engineering assessments and designs while implementing long-term solutions that prevent the recurrence of foundation and drainage issues. The fund structure ensures consistent quality across all repairs while maintaining community engagement and transparency. This approach enables the Town to address immediate critical needs while building capacity for sustained investment in community stability and environmental justice.

2. Please explain how the proposed plan is consistent with the municipality's Plan of Conservation and Development (PoCD).

The Newhall Foundations Fund aligns directly with Hamden's Plan of Conservation and Development (PoCD) across multiple strategic priorities, particularly those addressing housing quality, environmental justice, and neighborhood revitalization.

Housing and Neighborhood Stability: The PoCD emphasizes the importance of maintaining and improving the existing housing stock as a foundation for community stability. The fund directly implements this priority by systematically addressing structural problems that threaten the habitability and longevity of existing homes. Rather than allowing deterioration to force demolition and displacement, the fund preserves the neighborhood's existing housing while ensuring long-term structural integrity.

Environmental Justice and Equity: Hamden's PoCD recognizes the need to address historical environmental injustices and their ongoing impacts on community health and economic prosperity. The Newhall Foundations Fund exemplifies this commitment by taking responsibility for addressing problems created by past environmental remediation while ensuring that solutions are developed in partnership with affected residents rather than imposed upon them.

Economic Development and Property Values: The PoCD identifies stable property values as essential for community economic health and individual family wealth building. By eliminating foundation problems that have depressed property values throughout the neighborhood, the fund creates conditions for broader economic revitalization and enables homeowners to build equity in their primary asset.

Infrastructure Investment: The plan prioritizes strategic infrastructure investments that support long-term community development. The foundation repairs represent critical infrastructure that enables all other community development activities by ensuring that residents have safe, stable housing from which to participate in economic and social opportunities.

Sustainable Planning: The fund structure aligns with the PoCD's emphasis on sustainable, long-term planning approaches that address root causes rather than symptoms. The comprehensive fund management structure and phased implementation approach ensure this investment creates lasting positive change rather than temporary fixes.

3. Address how the elements of the state's Economic Action Plan align with your project. Only address those that apply:

- **Workforce:** How does the project broaden the base of skilled workers to meet increasing industry demand?
- **Communities:** How does the project attract and retain talent by investing in vibrant and affordable communities for all?
- **Innovation:** How does the project support growth and generate inclusive economic opportunity within CT's most innovative and specialized industries?
- **Business Environment:** How does the project improve CT's environment and reputation for starting and growing businesses?

3. Provide details:

The Newhall Foundations Fund directly supports multiple pillars of Connecticut's Economic Action Plan, contributing to inclusive economic growth through strategic community investment and the establishment of sustainable funding mechanisms.

Communities: The fund exemplifies the state's commitment to "attract and retain talent by investing in vibrant and affordable communities for all." By stabilizing housing conditions in the Newhall neighborhood, the fund creates attractive, affordable housing options that enable families to remain in or move to Hamden. The systematic approach to foundation repairs transforms a neighborhood experiencing disinvestment into a stable community where families can build wealth and participate in the broader regional economy. The fund structure ensures that long-term residents benefit from community improvements rather than being displaced by rising costs.

Workforce: The construction phases directly support the state's goal to "broaden the base of skilled workers to meet increasing industry demand." The fund creates sustained employment opportunities with requirements for local hiring, providing ongoing training opportunities for Hamden residents. The technical complexity of foundation repair work creates apprenticeship opportunities in specialized construction skills that are increasingly in demand as Connecticut addresses aging infrastructure. The fund's multi-year structure provides stable employment rather than temporary construction jobs.

Business Environment: The fund improves Connecticut's reputation for addressing environmental justice issues and taking responsibility for remediating problems created by past industrial activities. This demonstrates the state's commitment to supporting communities affected by environmental challenges, which enhances Connecticut's business climate by showing that the state invests in community stability and takes responsibility for addressing historical problems. The transparent, community-centered fund governance creates a model for responsible development that balances economic growth with community needs, supporting the state's reputation as a place where businesses can operate responsibly while contributing to community prosperity.

Project Budget and Sources of Funding:

4. Please upload to your unique SharePoint folder the required CIF Round 6 Sources & Uses Budget Template (link below). Please follow the instructions and complete all necessary fields within the form. Also upload a detailed budget, in your own format, for your proposed project.

Yes, uploaded

*CIF Sources & Uses Budget Template Link: [Click here](#)

Eligible Projects require a total project budget of at least \$1,500,000.

Please ensure these amounts match your CIF Round 6 Sources and Uses Budget Form. Fields 5 through 13 are numeric only. Enter whole numbers with commas (ie 250,000 not 250000.00).

5. CIF Grant Request Amount:	8,000,000
6. Other DECD Funds:	0
7. Other State of CT Bond Funds:	0
8. Other State of CT Funds:	0
9. Federal Funds:	1,800,000

10. Applicant Funds:	1,700,000
11. Philanthropic Funds:	0
12. Developer Funds:	0
13. Total Project Budget:	17,278,800
14. Has prevailing wage been taken into account in your construction budget?	Yes

Project Details:

15. For housing projects, please provide the total number of units, number of new units vs. renovated units, and the breakdown of affordability levels by AMI percentage.

The Newhall Foundations Fund targets approximately 102 properties within the area of historical soil contamination remediation with this initial funding phase focusing on the most critical properties identified through engineering assessments. The fund structure recognizes that complete neighborhood stabilization will require additional funding rounds.

Renovation vs. New Construction: The fund focuses on renovation and repair of existing residential units rather than new construction. However, approximately 7-8 properties may require acquisition and demolition due to extensive structural damage, with potential for new construction on those sites pending community input and future funding availability.

Initial Phase Repair Categories by Approximate Unit Count:

- Major repairs (comprehensive foundation work, structural reinforcement): 21 units
- Minor repairs (foundation sealing, drainage improvements): 21 units
- Properties requiring acquisition/demolition: 5 units
- Approximate total properties addressed in initial phase: 47 units

Future Phase Planning: The remaining approximately 55 properties will be addressed through subsequent funding rounds, with priorities determined by engineering assessments and community needs.

Affordability Maintenance: All repaired properties will maintain their current affordability levels, as the fund focuses on preserving existing homeownership rather than creating new affordable units. The fund prevents displacement by enabling current residents to remain in their homes with stabilized foundations.

Long-term Affordability: The fund maintains de facto affordability by preventing the type of deterioration that forces low-income homeowners to sell or abandon properties. The elimination of ongoing foundation repair costs reduces the financial burden on homeowners, effectively increasing housing affordability for current residents while preserving the neighborhood's existing character and economic diversity.

16. For housing projects, please explain how this is consistent with the municipality's affordable housing plan. Please upload a copy of the plan to your unique SharePoint folder.

The Newhall Foundations Fund aligns with Hamden's Affordable Housing Plan priorities for preserving existing affordable housing stock and addressing housing gaps for vulnerable populations, while supporting the town's goal of maintaining stable, diverse neighborhoods.

Preservation Strategy: Hamden's Affordable Housing Plan identifies preservation of existing affordable housing as a critical priority, recognizing that loss of naturally occurring affordable housing often exceeds production of new affordable units. The fund directly implements this strategy by preventing deterioration that would force low-income homeowners to abandon properties, effectively removing affordable units from the housing stock.

Addressing Vulnerable Populations: The plan identifies explicitly the need to address housing challenges

for elderly residents and families with limited financial resources. The Newhall neighborhood includes significant numbers of both populations, many homeowners on fixed incomes who cannot afford expensive foundation repairs. The fund enables these residents to age in place with safe, stable housing while preserving their primary asset.

Anti-Displacement Measures: The affordable housing plan emphasizes preventing the displacement of current residents due to neighborhood improvements. The fund exemplifies this principle by repairing homes rather than replacing them, ensuring current residents benefit from improvements rather than being displaced by rising costs or uninhabitable conditions.

Sustainable Investment: The fund structure creates a model for sustained investment in affordable housing preservation rather than one-time interventions. This approach supports the plan's goal of maintaining long-term affordability and community stability.

Regional Housing Context: Hamden currently has 9.33% affordable housing, approaching the state's 10% requirement. The fund supports this goal by preserving naturally occurring affordable homeownership opportunities that might otherwise be lost to deterioration, while maintaining the neighborhood as an affordable option for working families in the New Haven region.

17. Please describe how the feasibility of the project was determined. Applicant is welcome to upload third party feasibility and/or market study to their unique SharePoint folder.

The feasibility of the Newhall Foundations Fund has been determined through comprehensive technical assessments, cost analysis, and evaluation of implementation capacity conducted by qualified professionals.

Technical Feasibility: Haley & Aldrich, a nationally recognized geotechnical and environmental engineering firm, has conducted detailed foundation assessments on 128 properties to date. They use standardized evaluation criteria to categorize repair needs and develop property-specific scopes of work. Their assessments confirm that foundation problems are technically solvable using established construction methods, including waterproofing, structural reinforcement, drainage repairs, and underpinning where necessary.

Financial Feasibility: Haley & Aldrich's cost estimates are based on current construction costs and comparable projects. They range from \$50,000 for minor repairs to \$150,000 for major repairs and \$400,000 for acquisition and demolition. The fund structure enables efficient cost management while maintaining flexibility for addressing varying property conditions.

Fund Management Feasibility: The Town has developed a comprehensive fund management structure, including a dedicated oversight committee, tiered approval processes, and transparency measures. The financial management structure balances operational efficiency with accountability and community representation.

Implementation Feasibility: Procuring a qualified Program and Construction Manager through the RFP process ensures professional management of the complex coordination required for multiple simultaneous residential projects. The fund structure enables sustained implementation across multiple phases and potential future funding rounds.

Community Feasibility: Extensive community engagement has demonstrated strong resident support for the fund approach, with 177 survey responses and 154 requests for site visits indicating community cooperation with the repair process. The resident-centered approach to fund governance ensures homeowner buy-in and cooperation, which are essential for successful implementation.

18. Please upload a timeline for completion of the project to the project's SharePoint folder. If the capital improvement will include private or not-for-profit tenants, include a timeline for tenanting.

Yes, uploaded

19. Please upload to your unique SharePoint folder any construction drawings, schematics or plans for the projects, including but not limited to: architectural plans or renderings, site plans, surveys, and zoning analysis.

Not uploaded

19a. Indicate the status level of the project plans and construction drawings (whether conceptual, schematic or construction, and percentage of their completion)?

The Newhall Foundations Fund plans are currently in varying stages of development, reflecting the individualized approach required to address unique conditions at each property and the fund's phased implementation strategy.

Property Assessments (90% Complete): Haley & Aldrich has completed comprehensive foundation assessments for 128 properties. Each assessment includes detailed documentation on existing conditions and identification of specific problems.

Engineering Specifications (30% Complete): Haley & Aldrich is developing detailed engineering specifications for required repairs for properties already assessed. These specifications include engineering reports, material requirements, construction methods, and quality control measures. Property-specific plans are being developed based on assessment findings and will be completed as part of the fund's implementation phases.

Fund Management Plans (85% Complete): Comprehensive fund management protocols, including a governance structure, financial controls, quality control procedures, community engagement plans, contractor selection criteria, and coordination methods, have been developed. The structure is ready for implementation upon grant award.

Construction Documents (15% Complete): Detailed construction drawings and specifications are being developed for the first phase of properties identified for immediate repair. These documents will include property plans, structural details, drainage system designs, and construction sequences tailored to each property's conditions.

Permitting Strategy (Conceptual Level): Preliminary discussions with building and planning departments have identified permitting requirements and approval processes. Detailed permitting plans will be developed as property-specific designs are completed.

Future Phase Planning: The fund structure includes planning protocols for subsequent phases contingent on additional funding, enabling efficient program expansion through future CIF rounds while maintaining consistent quality and community engagement standards.

20. Detail who is on the project team and describe their capabilities to bring the project to completion. Please provide examples of similar successful projects they have completed. Please upload bios or additional information to your unique SharePoint folder.

Yes, uploaded

21. Total number of Parcels 102

22. Total Acreage 28

23. Is the applicant the owner of the property? No

24. If applicant or project partner is not the property owner, describe how and when ownership and access to property (if needed) will be obtained. Please upload to your unique SharePoint folder the Letter of Intent, Purchase and Sale Agreement, Access Agreement or other documentation from owner indicating willingness to provide access. For leased premises, please upload the lease.

The Town of Hamden is not the property owner for the properties requiring foundation repairs through the fund. However, the Town has established a clear framework and property access arrangements to enable the comprehensive repair program.

Property Access Agreements: Property owners requesting foundation assessments and repairs have signed access agreements allowing Haley & Aldrich engineers and construction teams to enter their properties for assessments and investigations. To date, 154 property owners have requested site visits, demonstrating strong community cooperation with the fund approach.

Homeowner Consent Process: The fund operates voluntarily, with homeowners maintaining decision-making authority over property repairs. Property owners review and approve all proposed repair work before construction begins, ensuring informed consent and community support for the program.

Legal Framework: The Town's authority to operate this fund derives from its responsibility to address environmental justice issues and community health and safety concerns. The fund is financed through municipal, state, and federal sources designated explicitly for addressing problems created by past environmental contamination and remediation.

Construction Access: For properties where repairs are approved through the fund, homeowners sign construction access agreements that specify work schedules, site protection measures, and restoration requirements. These agreements protect homeowner rights and contractor access necessary for efficient project completion.

Fund Governance and Property Rights: The fund's oversight structure will include community representation to protect property owners' rights throughout the process. The fund fully respects private property rights while providing public investment to address problems created by past environmental contamination for which individual homeowners should not bear financial responsibility.

25. Please describe any other details or project elements that have been determined at this time. Please describe to the best of your ability the project financing plan.

Fund Structure and Long-Term Strategy:

The Newhall Foundations Fund represents an innovative approach to addressing complex, multi-year environmental justice issues through dedicated fund management rather than traditional project-based funding. This structure recognizes that comprehensive neighborhood stabilization requires sustained investment over multiple years and potentially multiple CIF funding rounds.

Dedicated Fund Establishment: The fund will be established as a dedicated account within the Town's financial system with restricted use designation, multi-year structure, and comprehensive oversight. The fund structure enables efficient management of complex, multi-property construction projects while maintaining accountability and transparency for public investment. The dedicated fund approach ensures that investment continues until the environmental justice issue is fully addressed, rather than being limited to what can be accomplished in a single funding cycle.

Fund Governance and Management Structure: The Project Oversight Committee will include representatives from the Town Finance Department, Economic and Community Development Department, Legislative Council, and two resident representatives from the Newhall neighborhood. This committee will meet monthly to review expenditures, progress reports, and significant project changes.

A tiered approval process enables efficient operations while maintaining oversight: PCM is authorized to approve routine expenditures up to \$10,000; department head approval is required for expenditures \$10,001-\$50,000; Oversight Committee approval is required for expenditures \$50,001-\$250,000; and Legislative Council approval is required for expenditures over \$250,000.

Phased Implementation Strategy: This initial CIF grant will fund the first phase of high-priority properties

identified through engineering assessments. Properties will be organized into groups of 10-15 homes each based on their geographic proximity, the types of work required to address the issues, property owner preferences, and the severity of the issues. This approach minimizes neighborhood disruption while enabling efficient construction resources and specialized equipment use.

The fund structure enables the Town to request additional CIF funding in future rounds to complete subsequent phases. The established fund management structure provides accountability and efficiency for continued investment. This approach ensures that the environmental justice issue is fully addressed rather than partially resolved as in prior efforts.

Quality Control and Standards: All repair work funded through the program will meet or exceed current building codes and industry standards for foundation repair and waterproofing. Ongoing inspection and quality assurance will continue throughout construction, with homeowner and engineer sign-off required before final payment to contractors. The fund includes warranties on all repair work and long-term monitoring to ensure effectiveness.

Community Engagement and Oversight: The fund maintains extensive community engagement throughout implementation, including weekly progress reports, regular community meetings, and individual homeowner consultations as needed. The community representation on the oversight committee ensures resident voices remain central to fund management and decision-making.

Environmental Compliance: All construction activities funded through the program will comply with environmental regulations, including proper handling of any contaminated materials encountered during excavation, compliance with CTDEEP requirements for work in previously remediated areas, and implementation of appropriate dust and erosion control measures.

Workforce Development Integration: The fund includes provisions for local hiring preferences, apprenticeship opportunities, and partnerships with workforce development organizations to maximize employment benefits for Hamden residents. As part of the selection process, contractors will be required to demonstrate commitment to these workforce development goals.

Project Financing Plan: Total Project Budget: \$17,278,800

The comprehensive financing plan leverages multiple funding sources to establish the fund and address the most critical properties while building capacity for additional funding rounds.

CIF Grant Request: \$8,000,000—The Community Investment Fund 2030 grant request represents the primary funding source for establishing the fund and beginning comprehensive repairs. This funding covers direct construction costs and quality control, which are essential for successful implementation.

ARPA Funds: \$1,800,000 - The Town of Hamden has contractually obligated American Rescue Plan Act funds for the project assessment phase. These funds demonstrate municipal commitment while leveraging federal resources designated explicitly for addressing pandemic-related community challenges.

Local Funds: \$1,700,000 - Committed local funds for program management costs.

Fund Allocation Framework: The fund budget is allocated across key categories:

- Construction Costs (50%) for direct repair/construction work, materials and equipment, and contractor fees
- Program Management (10%) for PCM fees and staffing, administrative expenses, and compliance and quality control
- Property Acquisition and demolition (20%) for the purchase and demolition of severely damaged properties
- Contingency Fund (20%) reserved for unforeseen conditions and emergencies

Disbursement Controls: The fund will establish rigorous controls, including a monthly draw request system with detailed documentation requirements, independent verification of completed work before payment approval, and 5% retainage on all construction payments until the homeowner and engineer sign off.

Transparency Measures: The fund will implement comprehensive transparency mechanisms, including quarterly financial reports to the Legislative Council, a public dashboard on the town website showing

budget vs. actual expenditures, regular financial updates at community meetings, and an annual independent audit of fund finances.

Long-term Financial Sustainability: The fund eliminates ongoing emergency repair costs for participating homeowners while increasing property values, contributing to municipal tax revenue. This creates a positive fiscal impact that justifies the public investment while providing immediate relief to residents facing unaffordable repair costs.

Future Funding Strategy: The fund structure enables the Town to return to CIF in future rounds with demonstrated success, established management systems, and precise documentation of remaining needs. This approach provides confidence to funders that additional investment will be managed effectively and contribute to the complete resolution of the environmental justice issue.

Risk Management: Financial risk management includes performance bonds for all major contractors, insurance requirements protecting homeowners and the municipality, and contingency funds to address unforeseen conditions. The phased approach enables continuous refinement of cost estimates and construction methods based on experience with initial properties.

26. Please provide your knowledge of any potential Environmental Impacts of this project. Please indicate if this project has undergone any prior public scoping for CEPA compliance and/or Flood Management Certification. Then use questions 27-42 to indicate your level of knowledge of potential impact by area.

The Newhall Foundations Fund will be developed with comprehensive consideration of environmental impacts, building on extensive environmental studies and remediation work previously conducted in the neighborhood under CTDEEP oversight.

Environmental Context: The project area underwent extensive environmental assessment and remediation between 2010 and 2012, when 240 properties had contaminated fill material removed and replaced with clean soil under CTDEEP supervision. All current environmental conditions are well-documented through previous environmental assessments, ongoing monitoring, and recent geotechnical studies by Haley & Aldrich.

Fund Environmental Benefits: The foundation repair work funded through the program will improve environmental conditions by eliminating water intrusion and by improving stormwater management through better drainage systems. The project plan includes proper restoration of the remedial cap where construction activities temporarily disturb previously remediated areas.

CEPA Compliance History: Previous environmental work in the neighborhood underwent extensive CEPA review during the original remediation process. The current fund builds on that environmental review and documentation, with additional assessment for any new impacts associated with construction activities.

Environmental Monitoring: The fund includes ongoing environmental monitoring during construction to ensure compliance with all environmental regulations and verify that construction activities do not compromise previous environmental remediation. Licensed Environmental Professionals will maintain oversight throughout all funded construction activities.

Minimal Additional Environmental Impact: The fund involves repairs to existing structures rather than new development, minimizing additional environmental impact. Construction activities are temporary and will be conducted using appropriate environmental protection measures, including dust control, erosion prevention, and proper handling of any contaminated materials encountered. The fund represents environmental restoration by eliminating foundation problems that could potentially compromise the effectiveness of previous environmental remediation while improving long-term environmental conditions through better stormwater management and elimination of water intrusion issues.

27. Wetlands

No anticipated significant effects

28. Surface or Groundwater resources

No anticipated significant effects

29. Floodplains (100-year) or Floodways	No anticipated significant effects
30. Stream channel encroachment	No anticipated significant effects
31. Fish and/or wildlife habitats, including the presence of endangered and special concerns species and habitats (NDDB)	No anticipated significant effects
32. Air quality	Not significant with mitigation
33. Coastal resources	No anticipated significant effects
34. Agricultural lands and/or soils	No anticipated significant effects
35. Historic sites and districts	Not significant with mitigation
36. Archeologically sensitive areas	No anticipated significant effects
37. Aesthetic / scenic resources	No anticipated significant effects
38. Designated open space and recreational use	No anticipated significant effects
39. Surrounding land uses / neighborhood	No anticipated significant effects
40. Transportation	Not significant with mitigation
41. Utilities and services	No anticipated significant effects
42. Other: Please explain.	No anticipated significant effects
43. Does the applicant affirm that they understand and acknowledge that the proposed project may warrant further review under the Connecticut Environmental Policy Act (CEPA), and agree to comply with all requirements and costs associated with such review, and further acknowledge that the applicant is in a position to cover any and all additional costs associated with such review?	I understand
44. Please note that if the project involves federal funding, the project will need to be in compliance with Section 106 of the National Historic Preservation Act (NHPA) and the National Environmental Policy Act (NEPA). Separately, if this project is successful in receiving this grant	

and involves other state funding, it will have to be in compliance with several state laws including the [CT Environmental Policy Act \(CEPA\)](#). Please visit the [State Historic Preservation Office's \(SHPO\)](#) webpage for more information. Please answer the below questions to assess the impacts to historic, cultural and archaeological resources and understand the federal and state obligations. Upload the mandatory Project Notification Form to your project's SharePoint folder.

44A. Describe what, if any, reuse or rehabilitation of any mills or historic structures (appearing on the National Register of Historic Places, State Register, or a designated Local Historic Property) the project will involve.

The Newhall Foundations Fund does not involve the reuse or rehabilitation of mills or structures listed on the National Register of Historic Places, State Register, or designated as Local Historic Properties. The fund focuses on residential properties built primarily in the early and mid-20th century as part of suburban development following industrial and municipal landfilling of the area.

Neighborhood Historical Context: While the Newhall neighborhood has significant historical importance related to Connecticut's industrial development and immigrant settlement patterns, the individual residential structures targeted for foundation repair through the fund are not designated historic properties. The neighborhood's historical significance relates more to its role in housing industrial workers and its experience with environmental contamination and remediation rather than architectural or structural historic value.

Historical Preservation Considerations: The fund's approach to foundation repair preserves the neighborhood's existing character by maintaining current structures rather than demolishing and rebuilding. This approach respects the community's continuity and the investment residents have made in their homes over the decades.

Community Historical Significance: The fund acknowledges the neighborhood's important history as a working-class community that has faced environmental challenges while maintaining strong community bonds. The repair approach honors this history by enabling current residents to remain in their homes and community rather than being displaced by structural problems.

Documentation: While individual structures may not have formal historic designation, the project includes documentation of existing conditions and repair methods that will provide a historical record of this significant community revitalization effort and its role in addressing environmental justice issues. The focus on repair rather than replacement ensures that any historical character of individual properties is preserved while eliminating the structural problems that threaten the long-term habitability of these homes and the stability of this historically significant neighborhood.

44B. Describe any alteration, partial demolition, or full demolition that will occur of existing structures. If the project includes alteration or demolition of buildings more than 50 years in age, please indicate the dates of construction for the affected buildings.

The Newhall Foundations Fund involves primarily foundation and drainage repairs rather than significant alteration or demolition of existing buildings. Some modifications will be necessary to address foundation problems effectively through the funded program.

Foundation and Drainage Modifications: The fund will support excavation around foundations for waterproofing and drainage repair work, installation of new drainage systems, and underpinning or reinforcement of existing foundations. These modifications are designed to preserve existing structures while eliminating water intrusion and settlement problems.

Limited Demolition: Approximately eight properties may require acquisition and demolition due to extensive structural damage that makes repair uneconomical or unsafe. These properties represent cases where foundation settlement has progressed beyond feasible repair options. The specific properties requiring demolition will be determined through engineering assessments and cost-benefit analysis.

Exterior Element Reconstruction: Many properties will require demolition and reconstruction of exterior elements including porches, decks, stoops, walkways, and stairs that have been damaged by foundation settlement. This reconstruction will rebuild these elements to current code standards while maintaining

compatibility with existing structures.

Age of Affected Buildings: More than 80% of the residential structures in the Newhall neighborhood were built between 1920-1965, during the post-World War I and II suburban development periods. While some structures are approaching 90 years of age, most do not represent architecturally or historically significant buildings requiring special preservation consideration.

Minimal Building Alteration: The fund's repair approach minimizes alteration of existing buildings by focusing on foundation and below-grade systems rather than modifying building exteriors or interiors beyond what is necessary to address settlement damage.

Code Compliance: All modifications funded through the program will bring affected building elements up to current building code standards while preserving the existing character and scale of neighborhood development. The fund prioritizes preservation of existing structures through targeted repairs rather than wholesale demolition and reconstruction.

44C. Please upload to your unique SharePoint folder a completed copy of the State Historic Preservation Office (SHPO) Project Notification Form. [CLICK HERE TO DOWNLOAD](#) the form and upload it to your unique SharePoint folder.

45. To what extent is the site "shovel ready?" In answering this question, consider:

45A. If other sources of funding are required for project completion, describe status of assembling these funding sources to complete the project (please upload to your unique SharePoint folder Project Budget/Proforma and commitment letters from other funders, if appropriate). If funds are not yet fully committed, please describe any additional hurdles or requirements for commitment.

The Newhall Foundations Fund has secured commitments and identified clear pathways for all required funding sources, positioning the fund for immediate implementation upon CIF grant award.

CIF R7 Funds (\$8,000,000): Requested through this application for the establishment of the fund and the initial phase implementation.

ARPA Funds (\$1,800,000): Contractually obligated. The Town of Hamden has formally allocated American Rescue Plan Act funds for the project through Legislative Council action. These funds are currently available and have been used to support the assessment phase conducted by Haley & Aldrich, demonstrating the municipality's commitment and financial capacity to contribute to the fund.

Local Funds (\$1,700,000): Committed through legislative council order and municipal budget allocation.

Fund Timeline: The CIF grant represents the critical funding component needed to establish the fund and leverage other committed resources to begin construction. Municipal funds and the town's ARPA funds are available for immediate deployment upon fund establishment.

Future Funding Strategy: The fund structure enables the Town to request additional CIF funding in future rounds based on demonstrated success and established management systems. This approach provides a clear pathway for completing comprehensive neighborhood stabilization through sustained investment.

Financial Risk Management: The fund budget includes appropriate contingency allowances, and the phased implementation approach enables adjustment of project scope based on final funding confirmation. The strong commitment from multiple funding sources demonstrates broad public sector support for addressing this critical environmental justice issue through sustained investment.

Fund Management Readiness: The comprehensive fund management structure, including governance, oversight, and financial controls, is ready for implementation immediately upon funding confirmation, enabling rapid deployment of resources to begin addressing the most critical properties

45B. Has the applicant obtained approval to request this funding (i.e., from the Town Council / Board of Alderman, Board of Directors, etc.)? If so, please upload to your unique SharePoint folder the document giving such authority.

Yes, uploaded

45C. Permitting and Utilities:

i. Does the project have site plan, other planning and zoning approvals, variances, etc., from the host municipality to move ahead with the project? If no, describe the plan or path that is charted out to obtain the same.

The Newhall Foundations Fund has a clear path to obtaining all necessary planning and zoning approvals, with the advantage that foundation repair work generally requires building permits rather than zoning approvals.

Municipal Support: The Hamden municipal government, including the mayor's office and the legislative council, supports the fund. This political support ensures streamlined permitting processes and prioritization of fund-related project applications.

Building Permit Requirements: Most foundation repair work funded through the program requires building permits rather than zoning variances or special approvals. The Town's Building Department has been briefed on the fund structure and is prepared to expedite permit review for qualifying work. Standard foundation repairs, waterproofing, and structural improvements fall within existing zoning allowances for residential properties.

Demolition Permits: Standard demolition permits will be required for approximately 7-8 properties requiring acquisition and demolition through the fund. The Town has experience with demolition permitting through previous projects and has established procedures for environmental monitoring during demolition in previously remediated areas.

Environmental Compliance: All work funded through the program will be conducted in compliance with CTDEEP requirements for work in previously remediated areas. The fund includes Licensed Environmental Professional oversight to ensure compliance with all environmental regulations and to coordinate with CTDEEP as needed.

Neighborhood Compatibility: The fund's repair approach maintains neighborhood character and density, avoiding zoning issues that might arise with new construction or significant property modifications. Rebuilt exterior elements will comply with current setback and height requirements while maintaining compatibility with the existing neighborhood scale.

Timeline for Approvals: Building permits for foundation repair work typically require 2-4 weeks for review and approval. The fund's phased approach enables permit applications to be submitted on a rolling basis, ensuring construction can begin immediately as permits are approved while subsequent permits are being processed.

ii. Does the project require local inland wetland permits? If so, have they been obtained/applied for? What is the status? Please list any other local, state or federal approvals or permits which will be necessary for the project to proceed, and the timetable and process to achieve them.

The Newhall Foundations Fund requires minimal wetland permits and other specialized approvals due to the nature of foundation repair work and the previously disturbed condition of project sites.

Wetland Assessment: The project area does not contain significant wetland resources due to the extensive industrial and municipal landfilling throughout the area during the early to mid-20th century.

Previous environmental assessments and ongoing monitoring have documented site conditions and confirmed that fund-supported repair activities will not impact wetland resources.

Environmental Regulatory Coordination: All work funded through the program will be coordinated with CTDEEP to ensure compliance with regulations governing work in previously remediated areas. The fund includes Licensed Environmental Professionals to manage all environmental regulatory requirements and maintain compliance with the neighborhood's existing remedial action plans.

Storm Water Management: The fund includes improvements to drainage systems that will improve stormwater management in the neighborhood. These improvements may require coordination with municipal stormwater regulations, but will represent beneficial improvements rather than new impacts requiring mitigation.

Federal Environmental Compliance: Fund-supported activities will comply with federal environmental regulations, including Section 106 of the National Historic Preservation Act and National Environmental Policy Act requirements, where applicable, based on federal funding sources.

Construction Activity Permits: Standard construction activity permits may be required for dust control, erosion prevention, and traffic management during construction. The Program and Construction Manager will obtain all necessary construction-related permits and maintain compliance throughout fund-supported activities.

Timeline for Environmental Approvals: Most environmental compliance requirements involve coordination and notification rather than lengthy approval processes. The fund's approach of repairing existing structures rather than new construction minimizes environmental regulatory requirements, while the previous environmental assessment and remediation provided extensive documentation of site conditions that expedited any additional environmental review.

iii. Does the project site have all necessary public utilities, roads and other infrastructure required for the redevelopment project? If no, what additional (or upgrade of) public infrastructure would be required and what is the expected cost? Is there a plan in place to address the need and is there a funding source identified?

The Newhall Foundations Fund benefits from existing public infrastructure that supports immediate implementation without requiring significant utility upgrades or new infrastructure development.

Existing Utility Infrastructure: All properties in the fund area have access to municipal water, sewer, and storm drainage systems. Electric, gas, and telecommunications services are available throughout the neighborhood. This existing infrastructure eliminates the need for major utility extensions or upgrades as part of the fund-supported foundation repair activities.

Utility Coordination During Construction: Fund-supported foundation repair work will require coordination with utilities to ensure safe excavation around underground lines and to protect existing service connections during construction. The fund management team will coordinate with utility location services and maintain communication with utility providers throughout construction to prevent service disruptions.

Drainage System Improvements: The fund includes improvements to property-level drainage systems that will only connect to existing municipal storm drainage infrastructure if required. These improvements will reduce burden on existing systems by preventing water infiltration into foundations and promoting surface water management on the properties.

Road and Access Infrastructure: All fund properties have access to public roads sufficient for construction vehicle access. The existing street network provides adequate access for construction equipment and material delivery without requiring road improvements or infrastructure upgrades.

Infrastructure Cost Considerations: No additional public infrastructure costs are anticipated as part of the fund-supported foundation repair activities. The existing utility and transportation infrastructure is adequate to support construction activities, and the completed work will not increase demand on municipal services.

Coordination with Public Works: The Town's Public Works Department has been consulted regarding the fund and is prepared to coordinate utility location services, traffic management during construction, and any necessary temporary street use permits for fund-supported construction activities.

iv. Will the project be a major traffic generator (MTG) as defined by Section 14-312-1 of the Office of the State Traffic Administration (OSTA) regulations? An MTG is defined as any development of 100,000 square feet or more of gross floor area or 200 or more parking spaces. What steps have been taken to initiate the compliance process and what is the expected timeline?

The Newhall Foundations Fund does not qualify as a major traffic generator under Section 14-312-1 of the Office of the State Traffic Administration (OSTA) regulations, as it involves residential foundation repairs rather than new development that would create ongoing traffic generation.

Fund Traffic Impact: The fund involves temporary construction traffic for foundation repair work rather than permanent new development. Construction activities will generate temporary truck traffic for material delivery and equipment transport, but this will be distributed across multiple phases and locations throughout the fund's implementation timeline.

Construction Traffic Management: The Program and Construction Manager will develop traffic management plans for each construction phase funded through the program to minimize neighborhood impacts and ensure safe movement of construction vehicles. This may include coordination with the Town's traffic department for temporary traffic control measures during active construction.

No Permanent Traffic Impact: Upon completion of fund-supported activities, there will be no additional ongoing traffic generation as the fund involves repairs to existing residential properties rather than new development or changes in land use that would increase traffic generation.

OSTA Coordination: While the fund does not trigger OSTA major traffic generator review requirements, the fund management team will coordinate with local traffic management officials to ensure fund-supported construction activities minimize impacts on neighborhood traffic patterns and safety.

45D. Please supply any other information that describes the shovel readiness of the project.

The Newhall Foundations Fund demonstrates exceptional shovel readiness across all critical implementation factors, positioning it for immediate commencement upon funding confirmation.

Technical Readiness: Haley & Aldrich has completed comprehensive foundation assessments on 128 properties, and property-specific scopes of work are being developed for all assessed properties with eligible foundation problems. Standardized repair protocols have been established for common foundation problems throughout the neighborhood.

Fund Management Readiness: The comprehensive fund management structure, including governance framework, oversight committee, financial controls, and transparency measures, is being developed and will be ready for implementation within 60 days of grant award.

The Project Oversight Committee structure will be ready to begin monthly meetings upon fund activation.

Procurement Readiness: The RFP for Program and Construction Manager has been fully developed. The procurement process is designed to ensure rapid contractor selection while maintaining competitive bidding and quality standards.

Community Readiness: Extensive community engagement has generated strong resident support, with 177 survey responses and 154 requests for site visits. Property access agreements are in place for participating properties, and homeowner education about the repair process has prepared residents for construction activities.

Financial Management Readiness: The dedicated fund structure, tiered approval processes, and financial controls will be ready for implementation within 60 days of the grant award. The Town's Finance Department will prepare all necessary account structures and reporting mechanisms.

Organizational Readiness: Project management protocols have been established, quality control procedures are in place, and community engagement processes have been tested and refined through the assessment phase. The fund can begin construction activities within 60-90 days of funding confirmation, with the first phase of properties ready for immediate implementation while subsequent phases are prepared for continuous construction activity. The fund structure also positions the Town for additional CIF funding requests in future rounds to complete comprehensive neighborhood stabilization.

46. Select “Yes” and disclose in writing as an attachment to this application the following or select “No” if not applicable: To the best of the applicant’s knowledge, all actions, suits, claims, demands, investigations, and proceedings of any kind, open, pending, or threatened, whether mature, un-matured, contingent, at law or in equity in any forum, involving the applicant that might reasonably be expected to materially adversely affect its businesses, operations, assets, properties, financial stability, business prospects, or ability to perform the project as described in this application.

Yes, uploaded

47. Please upload to your unique SharePoint folder a completed copy of the Required Documents Checklist and all related files.

Yes, uploaded

Signature (By entering your name you attest to the above)

Carol Hazen

Title:

Director, Grants & Capital Projects

Date:

Tuesday, June 3, 2025

Community Investment Fund 2030 - Round 6

Grant Application

Deadline is 12:00PM NOON on Friday, December 13, 2024. Please visit our [website](#), or contact CIF officials at communityinvestmentfund@ct.gov for further information on program requirements.

DECD encourages you to thoroughly review the Notice of Funding Availability before completing this application.

All attachments must be uploaded into a unique SharePoint folder. Please email communityinvestmentfund@ct.gov by December 6, 2024, at 5PM to request a folder.

DECD strongly encourages applicants to complete the Word version of the application. Copy and paste answers into this application.

Complete the form below and upload attachments to your unique SharePoint folder. Narrative responses should thoroughly answer each question.

DECD will use the information you provide to vet your application for eligibility, assess whether the application is eligible for statutorily-mandated priority, and provide an Executive Summary for the CIF Board to review.

This application may be reviewed by the CT Office of Policy and Management and other state or quasi-state agencies. Certain projects funded under this program are subject to the Connecticut Environmental Policy Act ("CEPA"), other environmental regulations, and DECD requirements related to procurement and bidding procedures.

It is hereby represented by the undersigned, that to the best of your knowledge and belief no information or data contained in the application and attachments are in any way false or incorrect and that no material information has been omitted.

Your application and the contents of your application and our discussions with you are subject to public disclosure. DECD may communicate with the municipality, state agencies (including the CT Office of Policy and Management, DEEP, the CT Department of Transportation, the CT Department of Housing, the CT Department of Public Health), the EPA, and the general public. Projects funded under this program may be subject to the Connecticut Environmental Policy Act ("CEPA"), as well as other environmental regulations, and DECD regulations related to procurement and bidding procedures.

State funding may require placement of a lien on project property. In addition, if the applicant is a private corporation, a personal guaranty may be also required from each owner of 10% or more. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended and agreed to by the DECD.

DECD reserves the right to modify or waive any requirement, condition or other term set forth in this Application, to request additional information at any time from one or more applicants, to select any number of applications submitted to this program, or to reject any or all such applications, in each case at DECD's sole discretion. DECD may exercise the foregoing rights at any time without notice and without liability to any applicant or any other party. Applications to this program shall be prepared at the sole expense of the applicant and shall not obligate DECD to procure any of the services described therein or herein from any applicant. DECD shall not be obligated to any applicant until a final written agreement has been executed by all necessary parties thereto and all applicable approvals have been obtained. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.