

NorwalkHousingAuthority PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLAT E(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: NorwalkHousingAuthority

PHANumber: CT26P002

PHAFiscalYearBeginning:(mm/yyyy) 04/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
- To provide safe, decent and affordable housing, and to assist the low -income housing participant to become self -sufficient

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Upto 100 vouchers per year based on needs and funding availability
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Study feasibility of tax credit funding and development in 2000
 - Study feasibility voucher conversion to site based assistance in 2000
 - Implement and complete feasible housing development initiatives between 2002 and 2004
 - Acquire or build units or developments
 - Explore feasibility of Section 8 homeownership in 2000

- Implement feasible Section 8 homeownership initiative between 2001 and 2004
- ☒ Other (list below)
 - Participate in the development and implementation of the City's Consolidated Plan
 - Implement flat rent program designed to encourage higher income families to remain in public housing
 - Adjust voucher payment standard to expand housing opportunities to low poverty areas
- ☒ PHA Goal: Improve the quality of assisted housing

Objectives:

 - ☒ Improve public housing management: (PHAS score) NA
 - Maintain minimum level of standard performance with improvement during 2000 -2004
 - Address Real Estate Assessment Center housing stock deficiencies by year -end 2001
 - ☒ Improve voucher management: (SEMAP score) 115 points -80%
 - Achieve initial year standard performance level with improvement in 2001-2004
 - ☒ Increase customer satisfaction:
 - Develop procedures for improved customer service reception by 2001
 - Establish annual customer satisfaction survey and maintain satisfactory outcomes for years 2000 -2004
 - Fund and manage supportive service programs in terms of positive outcome 2000 -2004
 - Obtain Ross Senior Coordinator Grant 2000 -2001
 - ☒ Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Timely resolution of PHAS & SEMAP deficiencies during 2000 -2004, if any
 - Realign organizational structure of NHA to attain stated goals and objectives during 2000 -2004
 - Increase program revenues and services through successful grant applications and expanded Section 8 program during 2000 -2004
 - Complete and fully implement computer system to assist in program management and performance measurement at each department by 2000
 - ☒ Renovate or modernize public housing units:
 - Meet obligation and expenditures schedule for Comp Grant during 2000-2004
 - Continue annual participation in Community Development Block Grant capital funds of approximately \$100,000

- Demolish or dispose of obsolete public housing:
 - Complete public housing conversion analysis by 2001
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
 - Establish a prudent pet policy that is geared to improve the quality of life for residents, does not interfere with the peaceful enjoyment of other participants, enforces the humane care of the pet and does not burden the resources of the NHA

- PHA Goal: Increase assisted housing choices

Objectives:

 - Provide voucher mobility counseling:
 - Expand voucher briefing for applicants
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Assess voucher payment standard based on rent burden and mobility goals in 2000
 - Adjust voucher payment standard in 2000 and annually thereafter based on analysis
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Partner with Fair Rent Commission and Fair Housing Office to promote landlord outreach

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Complete income mixing analysis in 2000
 - Establish income mixing goals for each site in 2000

- Refineadmissionsandoccupancypolicymovetowardagreedupon publicincomemixinggoalsin2000
- Attainincomemixinggoalsdurin g2001 -2004
- Implementpublichousingsecurityimprovements:
 - AddKingKennedytoPHDEPFundingformulaby2001
- Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly, personswithdisabilities)
- Other:(listbelow)
 - Continueexistingcrimeanddrugprograms2001 -2004
 - Maintainstrongleaseenforcementactivitiesatallsites2000 -2004

HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals

- PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

 - Increasethenumberandpercentageofemployedpersonsinassisted families:
 - Establishjobdevelopmentandplacementgoalsin2000
 - Attainjobplacementandretentiongoalsin2001 -2004
 - Establishacommutyserviceprogramthat isdesignedtoprovide motivation,encourageself -sufficiencyandofferoptions,andis implementedinapositiveanddignifiedmannerin2000
 - OperateFSSpro gramandattainannualstatedenrollment,placement andgraduationgoalsduring2000 -2001
 - Provideor attractsupportiveservicestoimproveassistancerecipients' employability:
 - EnterintocooperativeagreementswithTANF
 - SupportiveServiceAgencyanalysis toaddressidentifiedservicegaps 2000-2004
 - Provideor attractsupportiveservicesto increaseindependenceforthe elderlyorfamilieswithdisabilities.
 - Obtain aRossGrantforseniorsupportiveservicemanagement2 000-2004
 - Alignsupportivedeliverysystemtomeetidentifiedneedsofelderly 2001
 - Fullyutilizeddisabledvouchersduring2000 -20001
 - Other:(listbelow)
 - EstablishResidentPartnershipContractsforapplicablenew admissionsandcommunityserviceeligibleparticipants2000 -2004

- Integrate Community Service requirement with NHA self-sufficiency initiatives 2000 -2004

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Implement actions to address impediments to fair housing as specified in Attachment G during 2000 -2004
 - Maintain existing relationships and encourage participation of fair housing and equal opportunity agencies 2000 -2004
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Provide outreach to eligible families and fully utilized disability and family unification vouchers 2000 -2004
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan, includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan, includingattachments,andalistofsupporting documentsavailableforpublicinspection.

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**files submissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

Required Attachments:

- AdmissionsPolicyforDeconcentration AttachmentA
- FY2002CapitalFundProgramAnnual Statement AttachmentB
- VoluntaryConversionInitialAssessments AttachmentC
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)

Optional Attachments:

- PHAManagementOrganizationalChart AttachmentD
- FY2002CapitalFundProgram5YearActionPlan AttachmentB
- PublicHousingDrugEliminationProgram(PHDEP)Plan N/A
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)andRABList AttachmentE
- RABMemorandumofUnderstanding AttachmentF
- Other(Listbelow,providingeachattachmentname)
 - *PetPolicy AttachmentG
 - *StatementofProgressinMeetingthe5 -YearPlanMissionandGoals AttachmentH
 - *FlatRentsforFY2002 AttachmentI
 - *IncomeAnalysisforDeconcentration AttachmentJ
 - *FY1997CapitalFundProgramAnnualStatement AttachmentK
 - *FY1998CapitalFundProgramAnnualStatement AttachmentL
 - *FY1999CapitalFundProgramAnnualStatement AttachmentM
 - *FY2000CapitalFundProgramAnnualStatement AttachmentN
 - *FY2001CapitalFundProgramAnnualStatement AttachmentO

Supporting Documents Available for Review

Indicatewhichdocumentsareavailable forpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
NA	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
X	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
NA	Public Housing Resident Community Service Requirement Policy	
X	Public Housing Pet Policy	Annual Plan
X	Statement in Progress in Meeting the 5 -Year Plan Mission and Goals	Annual Plan

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,785	5	5	4	2	4	4
Income > 30% but <= 50% of AMI	1,310	5	4	4	2	3	4
Income > 50% but < 80% of AMI	3,996	4	4	3	2	3	4
Elderly	5,195	3	3	3	2	2	3
Families with Disabilities	1,697	4	4	3	2	1	3
White	9,462	3	3	3	2	2	3
Black	2,088	4	4	3	2	3	4
Other	246	4	4	3	2	3	4
Hispanic	1,597	4	4	4	2	3	4
NonHispanic	10,689	3	4	3	2	3	3

What sources of information did the PHA use to conduct this analysis?
 apply; all materials must be made available for public inspection.)

(Check all that apply)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
ConPlanDataSource: U.S. Census Projections for 2000 as provided by HUD

**B. Housing Needs of Families on the Public Housing and Section 8
Tenant-Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	656		200
Extremely low income <= 30% AMI	634*	97%	
Very low income (>30% but <= 50% AMI)	14*	2%	
Low income (>50% but <80% AMI)	7*	1%	

HousingNeedsofFamiliesontheWaitingList			
Familieswith children	258	39%	
Elderlyfamilies	129	20%	
Familieswith Disabilities	62	9%	
RaceWhite	311	47%	
RaceBlack	332	51%	
RaceOther	12	2%	
RaceNonHispanic	501	76%	
RaceHispanic	155	24%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	359	55%	45
2BR	168	26%	120
3BR	95	14%	30
4BR	28	4%	5
5BR	6	1%	0
5+BR	0	0%	0
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Ifyes: Howlonghasitbeenclosed(#o fmonths)? 23			
DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

*Extrapolatedfromadmissionsduring2001todate

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	664		350

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	536*	81%	
Very low income (>30% but <=50% AMI)	128*	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	365	55%	
Elderly families	28	4%	
Families with Disabilities	135	20%	
Race White	295	44%	
Race Black	367	55%	
Race Other	2	1%	
Race Non Hispanic	519	78%	
Race Hispanic	145	22%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	NA	NA	NA
2BR	NA	NA	NA
3BR	NA	NA	NA
4BR	NA	NA	NA
5BR	NA	NA	NA
5+BR	NA	NA	NA
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Family Unification)			

*Extrapolated from the most recent 26 applicants to be offered admission

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
 - All NHA units are online
- Reduce turnover time for vacated public housing units
 - Improve make ready period from 30 to 10 days; and lease -up from 28 days to 24 days
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
 - Payment Standards are set to 110% of FMR
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Improve performance measurement through continuous updated database reporting system
 - Improve performance through organizational and operational refinement
 - Establish and implement plan to achieve 100% utilization rate in Section 8 program

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
 - Apply for additional section 8 vouchers once the authority reaches 100% utilization
- Leverage affordable housing resources in the community through the creation of mixed -finance housing

- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)
 - Studyopportunitiesanddeveloppartnersforleveragingaffordablehousing resourcesformixed -financehousing

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- Adoptrentpoliciesupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciesupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)
 - Preservecontinuationofelderlyonlydesignation

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)
 - Maintain local preference to persons under 62 years old with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)
 - See Attachment G – Strategy for addressing improvements to Fair Housing Choice
 - Market Section 8 Program through realtors representing owners outside areas of poverty/minority concentrations
 - Partner with Fair Rent Commission and Fair Housing Office to promote landlord outreach

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints

- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - [Waiting list and Housing Quality and Work Responsibility Act Analysis](#)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportives services, Section 8 tenant -based assistance, Section 8 supportives services or other.

Financial Resources: Planned Sources and Uses April 2002 – March 31, 2003		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	2,525,272	
b) Public Housing Capital Fund	1,300,000	
c) HOPEVI Revitalization	NA	
d) HOPEVI Demolition	NA	
e) Annual Contributions for Section 8 Tenant -Based Assistance	5,855,371	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	202,204	
g) Resident Opportunity and Self - Sufficiency Grants	38,391	
h) Community Development Block Grant	98,000	Public Housing Capital Improvements
i) HOME	NA	
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses April 2002 – March 31, 2003		
Sources	Planned \$	Planned Uses
Mod Rehab (163 units)	2,042,000	
Single Room Occupancy (8 units)	68,160	
New Construction (45 units)	362,160	
Multi Family Drug Elimination	125,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 Capital Improvements	810,595	Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	2,149,000	Operations
4. Other income (list below)		
Interest on General Fund Investments	55,600	Operations
Section 8 Administrative Fees	464,420	Operations
4. Non -federal sources (list below)		
State Multi -Family (308 units)	2,651,719	Housing
Total resources	18,747,892	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 - Less than 10 families certified eligible for 1 - 3BR, less than 5 families certified eligible for 4 - 5BR
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
 - Eviction history from NHA Public Housing and Section 8 Program
- Housekeeping
- Other (describe)
 - Debt owed to the Norwalk Housing Authority

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

- Use of First American Registry private screening services

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **0**

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists? **NA**

3. Yes No: May families be on more than one lists simultaneously
If yes, how many lists? NA

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

• [Transfers limited to three per month unless an emergency situation](#)

- If a family with no disabilities is in a barrier-free unit and the unit is needed by a family with disabilities

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Families under 62 years old with disabilities for the ninety-three (93) one-bedroom family units

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing

Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- 2 Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- 1 Other preference(s) (list below)
 - Families under 62 years old with disabilities for the ninety-three (93) one-bedroom family units

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - Briefing with police for applicants

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Roodner Court	218		Skipping families to meet deconcentration goals

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Roodner Court

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

• Established lower flat rents for selected bedroom sizes, 2BR and 3BR, for Roodner Court

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - Roodner Court

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug -related activity

Other (describe below)

- Family's prior and current address
- Name and address of current and prior landlord

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project -based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- Two 60 day extensions with documentation of active pursuit of housing

(4) Admissions Preferences

a. Incometargeting

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan75%ofallnewadmissionstothesection8 programtofamiliesatorbelow30%ofmedianare aincome?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through its PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
 - Family Unification and Disability Vouchers – Grant application and rules for implementing grant
 - Family Self-Sufficiency Vouchers – FSS Action Plan

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- Through published notices
- Other (list below)
 - Interagency collaboration and direct mail to PHA applicants and residents

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

· Minimum Rent of \$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence except changes resulting from failure to comply with program requirements
- The family would be evicted as a result of the imposition of the minimum rent requirement
- The family's income has decreased because of changed circumstance, including loss of employment
- A death in the family has occurred
- Other circumstances determined by NHA

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
 - Exclusions per QHWA if funding is provided
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent redeterminations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 - Within 10 days of income change. All increases greater than \$200 per month and all decreases will be processed as interim certifications

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

[Attachment J list the flat rents for FY2002](#)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- A or above 90% but below 100% of FMR

- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 - \$1-\$25
 - \$26-\$50
- Minimum rent of \$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence except changes resulting from failure to comply with program requirements
 - The family would be evicted as a result of the imposition of the minimum rent requirement
 - The family's income has decreased because of changed circumstance, including loss of employment
 - A death in the family has occurred
 - Other circumstances determined by NHA

5. Operations and Management

[24CFR Part 903.7 9(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	823	100
Section 8 Vouchers	579	100
Section 8 Certificates	NA	
Section 8 Mod Rehab	163	25
Special Purpose Section 8 Certificates/Vouchers (list individually)		

FSS Vouchers	25	5
Family Unification	25	4
Disability	50	2
Public Housing Drug Elimination Program (PHDEP)		
Roodner Court	218	35
Meadow Gardens	54	6
King Kennedy	31	3
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - Admissions and Occupancy Plan
 - 1999 Maintenance Plan (including extermination policy)
- (1) Section 8 Management: (list below)
 - Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)
- Attachment B - FY2002 Capital Fund Program Annual Statement

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 - Year Action Plan

Agencies are encouraged to include a 5 - Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. Yes No: Is the PHA providing an optional 5 - Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)
- Attachment D - FY2002 Capital Fund Program 5 Year Action Plan

-or-

- The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPEVI and Public Housing Development and Replacement Activities (Non - Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below :

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

AssetManagementTable?If“yes”,skiptocomponent10.If
 “No”,completetheActivityDescriptiontablebelow .

DesignationofPublicHousingActivityDescription	
1a.Developmentname:*	
1b.Development(project)number:	
2.Designationtype:	
Occupancybyonlytheelderly	<input checked="" type="checkbox"/>
Occupancybyfamilieswithdisabilities	<input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities	<input type="checkbox"/>
3.Applicationstatus(selectone)	
Approved;includedinthePHA’sDesignationPlan	<input checked="" type="checkbox"/>
Submitted,pendingapproval	<input type="checkbox"/>
Plannedapplication	<input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission:12/01/98	
5.Ifapproved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignationPlan	
<input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected: 263	
7.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input checked="" type="checkbox"/> Totaldevelopment	

- * (1)SeniorCourt2 -3
- (2)JohnShostak2 -6
- (3)IrvingFreese2 -4
- (4)WestAvenue2 -7
- (5)LeroyDowns2 -5

** DesignationofSeniorHousingforpeopleover62onlyorpeopleunder62who needawheelchairaccessibleapartment

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenottorequiredtocompletethissection.

A.AssessmentsofReasonableRevitalizationPursuanttosection202oftheHUD FY1996HUDAppropriationsAct

1. Yes No: HaveanyofthePHA’sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascovers undersection202oftheHUDFY1996HUDAppropriations Act?(If“No”,skiptocomponent11;if“yes”,completeone activitydescriptionforeachidentifieddevelopment, unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

The Housing Authority of the City of Norwalk has reviewed each development's operations as public housing, considered the implications converting the public housing to tenant based assistance and concluded conversion is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion. There is a shortage of affordable housing in Norwalk and any removal of public housing units would adversely affect the availability of affordable housing units.

See Attachment C

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26- 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA -established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date the agreement was assigned? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self -sufficiency services and programsto eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare -to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admission policies
 Section 8 admission policies

- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
The Learning Center Program <ul style="list-style-type: none"> • 20 West Avenue • Roodner Court • Washington Village 	<ul style="list-style-type: none"> • 80 • 35 • 40 	Open enrollment <ul style="list-style-type: none"> • ages 12 -18 • ages 6 -12 • ages 6 -12 	NHA	Public Housing Residents and Section 8
The Saturday Arts Academy	30	Open enrollment <ul style="list-style-type: none"> • ages 6 -12 	NHA	Public Housing and Section 8
The Saturday Science Academy	45	Open enrollment	NHA	Public Housing and Section 8
The Book Buddies Saturday Reading Program	15	Identified Need	NHA	Public Housing and Section 8
Karate	45	Open Enrollment	NHA	Public Housing
Tennis	125	Open Enrollment	NHA and Grassroots Tennis	Public Housing
Building Young Technical Experts (B.Y.T.E) Computer Building and Skills and Instruction	35	Open Enrollment	NHA	Public Housing and Section 8
Hip-Hop Dance Class	25	Open Enrollment	NHA	Public Housing and Section 8
Rowing Club	10	Open Enrollment	NHA	Public Housing and Section 8

Yoga	10	OpenEnrollment	NHA	PublicHousing
BikeClub	10	OpenEnrollment	NHA	PublicHousing
AfricanDrummingandDance	65	OpenEnrollment	NHA	PublicHousing andSection8
YouthDiscussionGroups	50	OpenEnrollment	NHA	PublicHousing andSection8
HandsonScience	35	OpenEnrollment	NHA	PublicHousing andSection8
WritingProgram	35	OpenEnrollment	NHA	PublicHousing andSection8
SATPreparation	35	OpenEnrollment	NHA	PublicHousing andSection8
FamilyActivity Nights	40	OpenEnrollment	NHA	PublicHousing

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:01/04/01)
PublicHousing	NA	NA
Section8	25	23

- b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequiredbyHUD,doesthemostrecentFSSActionPlanaddressthestepsthePHAplans totaketoachieveatleasttheminimumprogramsiz?

NA

Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementssection12(d)oftheU.S.HousingActof1937(relatingtothetreatmentofincomechangesresultingfromwelfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA'spublichousingrentdeterminationpoliciesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionandreexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANFagenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprotocolforexchangeofinformationwithallappropriateTANFagencies

Other:(listbelow)

D. ReservedforCommunityServiceRequirementpursuanttosection12(c)of theU.S.HousingActof1937

Nolongerrequired(4/1/2002)

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatare participatinginPHDEPandaesubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub componentD.

A.Needformeasure stoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents (selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsover timeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

- Roodner Court
- King Kennedy
- Meadow Gardens
- Washington Village

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

Service	Roodner Court	King Kennedy	Meadow Gardens	Washington Village
Extrapolice investigation services	X	X	X	
Comprehensive criminal screening	X	X	X	X
Parking registration and towing	X	X		X
Extensive youth activities	X		X	X
Intercoms and entrance door lock	X		X	
New Admission Police Briefing	X	X	X	X

1. Which developments are most affected? (list below)

- Roodner Court
- King Kennedy

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Roodner Court
- King Kennedy

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. NA (Attachment Filename)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

[Attachment H – Pet Policy](#)

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 US.C .1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment E
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U. S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of Norwalk)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Attachment A

Deconcentration Policy

It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty by bringing higher income tenants into lower income developments.

Established Income Range

NHA shall conduct on a quarterly basis, an analysis of the incomes of the families residing in covered public housing developments, as defined below, to determine the established income range (EIR). The income analysis will be conducted no later than the 5th business day of the beginning month of each quarter. The EIR will determine which developments require income mixing for the three-month period following the analysis.

The income analysis shall be conducted as follows:

Step 1 - NHA shall determine the average household income for all covered developments by taking the aggregate total of all household income and dividing by the total occupied households.

Step 2 - NHA shall then determine the average income of each covered development by taking the total of all household income in that development and dividing by the total occupied units in that development.

Step 3 - The established income range (EIR) shall be calculated as 85% to 115% of the aggregate average household income for all covered developments.

Step 4 - The average household income for each covered development shall then be compared to the EIR and to the area median income to determine if the development is low income or high income.

Low income developments shall be defined as those developments whose average household income is below the lowest point of the EIR (85%).

High income developments shall be defined as those developments whose average household income is above the highest point of the EIR (115%) and above 30 percent of the area median income.

Attachment A continued

Deconcentration Strategies

Those developments where the income profile falls outside the EIR ranges shall be targeted for deconcentration and income mixing. In order to achieve income deconcentration, NHA will temporarily skip particular families on the waiting list.

No families currently in a public housing unit will lose assistance or be required to transfer solely as a result of NHA's deconcentration policy.

1. Low Income Developments

As a unit becomes available, NHA will refer up to five higher income families to the unit. A higher income family is defined as one with an income higher than the average household income calculated in step 1 above. NHA will temporarily skip families on the waiting list, if necessary, to obtain the five referrals. If NHA fails to fill the vacancy after these five higher income referrals, then the next referral will go to the 1st eligible family on the waiting list.

Furthermore, NHA will provide rent incentives designed to encourage families with incomes above the EIR to accept units in developments with incomes below the EIR. These rent incentives shall be comprised of lower flat rents for selected bedroom sizes for the identified low income developments.

2. High Income Developments

As a unit becomes available, NHA will refer up to five lower income families to the unit. A lower income family is defined as one with an income lower than the average household income calculated in step 1 above. NHA will temporarily skip families on the waiting list, if necessary, to obtain the five referrals. If NHA fails to fill the vacancy after these five lower income referrals, then the next referral will go to the 1st eligible family on the waiting list.

AttachmentA continued

CoveredDevelopments

CoveredDevelopmentsaredefinedasallpublichousingdevelopmentsthatdonotmeetanyofthedeconcentrationexemptioncriteria listedbelow:

- o PublichousingDevelopmentsoperatedbyaPHAwithfewerthan100publichousingunits
- o PublichousingdevelopmentsoperatedbyaPHAwhichhouseonlyelderlypersonsorpersonswithdisabilities,orboth
- o PublichousingdevelopmentsoperatedbyaPHAwhichconsistsofonlyonegeneraloccupancy,familypublichousingdevelopment
- o Publichousingdevelopmentsapprovedfordemolitionorforconversiontotenant-basedassistance
- o PublichousingdevelopmentswhichincludepublichousingunitsoperatedwithaHUDapprovedmixed-financeplanusingHOPEVIorpublichousingfunds awardedbeforetheeffectivedateofthisrule

Basedontheaboveexemptioncriteria,NHA'scovereddevelopmentsare:

- | | |
|---------------------|---------------------|
| 1.WashingtonVillage | 5.Seaview/Elmwood |
| 2.RoodnerCourt | 6.36FairfieldAvenue |
| 3.KingKennedy | 7.ChapelStreet |
| 4.MeadowGardens | 8.356MainAvenue |

AttachmentB

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: HousingAuthorityoftheCityofNorwalk		GrantTypeandNumber CapitalFundProgramGrantNo: CT26P00250102 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2002	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno: <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	100,000			
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration	170,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	120,000			
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	1,410,000			
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 -20)	1,700,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Housing Authority of the City of Norwalk	Grant Type and Number Capital Fund Program Grant No: CT26P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---	--	-------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	356,000			

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAN Name Housing Authority of the City of Norwalk		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2007
2-1 Washington Village		50,000	350,000		
2-2 Roodner Court		215,000	935,000		230,000
2-3 Senior Court				215,000	
2-4 Irving Freese		75,000		200,000	120,000
2-5 Leroy Downs; 241/2 Meadow St.		320,000	55,000	925,000	43,000
2-6 John Shostak		240,000			100,000
2-7 20 West Ave		30,000			180,000
2-8 King Kennedy		35,000	35,000	40,000	225,000
2-16 Meadow Gardens		335,000	35,000	40,000	90,000
2-17 Seaview/Elm		10,000			89,000
2-18 36 Fairfield Ave		75,000			
2-19 Chapel St.		25,000			220,000
2-21 Main Ave					
Contingency					113,000
Administration Services		120,000	120,000	110,000	120,000
Architect & Engineering		170,000	170,000	170,000	170,000
TOTAL		1,700,000	1,700,000	1,700,000	1,700,000
Administrative Services					

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2003 PHAFY: 2004			Activities for Year: <u>3</u> FFY Grant: 2004 PHAFY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	2-1 Washington Village	Replace Window Sashes	50,000	2-1 Washington Village	Replace Playground Equipment	350,000
Annual	2-2 Roodner Court	Replace Window Sashes	75,000	2-2 Roodner Court	Complete Site Work	645,000
Statement		Install Closet Doors	50,000		Remove Boilers	50,000
		Hazard Materials Removal	40,000		Construct Mtg. Room above Boiler Room	210,000
		Oil Tank Abandonment	50,000		Window Sashes	30,000
	2-4 Irving Freese	Intercoms	75,000	2-5 Central Office, 241/2 Monroe St	Replace Elevator	55,000
	2-5 Leroy Down	Replace Kitchens	300,000	2-8 King Kennedy	Replace Floors	35,000
		Replace Hall Carpeting	20,000	2-16 Meadow Gardens	Replace Floors	35,000
	2-6 John Shostak Apts.	Replace Kitchens	240,000	Architect & Engineering		120,000
	20 West Ave.	Replace Hall Carpeting	30,000	Administrative Services		170,000
	King Kennedy	Replace Floors	35,000			
	2-16 Meadow Gardens	Replace Flue Vents	200,000			
		Replace Floors	35,000			
		Site Work	100,000			
	2-17 Seaview Ave	Exterior Lightning	10,000			
	2-1836 Fairfield Ave.	Structural Repairs	75,000			
	2-19 Chapel Street	Replace Sub Floor	25,000			
	Architect & Engineering		120,000			
	Administrative Services		170,000			

TotalCFPEstimatedCost

\$1,700,000

\$1,700,000

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2006			ActivitiesforYear : <u>5</u> FFYGrant:2006 PHAFY:2007		
Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
2-3SeniorCourt	ReplaceHeat&Hot WaterSystems	215,000	2-2RoodnerCourt	WindowSashes	100,000
2-4IrvingFreese	ReplaceHeat&Hot WaterSystems	200,000		ClosetDoors	130,000
2-5LeroyDowns	Convert15efficiencies to101BedroomApt.	775,000	2-3SeniorCourt	ReplaceRoofs	120,000
	ReplaceHeatingsystem &RelatedValves	150,000	2-5LeroyDowns	ReplaceCompactor	43,000
2-8KingKennedy	ReplaceFloors	40,000	2-6JohnShostak	InstallVinylover WoodTrim& Paint,Misc.Trim	60,000
2-16MeadowGardens	ReplaceFloors	40,000		ReplaceHotWater Heater&Piping	40,000
Architect&Engineering		110,000	2-720WestAvenue	ReplaceRoofsand Drains	180,000
AdministrativeServices		170,000	2-8KingKennedy	ReplaceHeat&Hot WaterSystem	185,000
				ReplaceFloors	40,000
			2-16MeadowGardens	ReplaceVanities& Plumbing	50,000
				ReplaceFloors	40,000

Attachment C

Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?

8 Developments

- a. Washington Village
- b. Seaview/Elmwood
- c. Roodner Court
- d. 36 Fairfield Avenue
- e. King Kennedy
- f. Chapel Street
- g. Meadow Gardens
- h. 356 Main Avenue

b. How many of the PHA's developments are not subject to disabled developments not general occupancy projects)?

5 Developments:

- a. Senior Court
- b. Irving Freese
- c. Leroy Downs
- d. John Shostak
- e. 20 West Avenue

he Required Initial Assessments based on exemptions (e.g., elderly and/or

c. How many Assessments were conducted for the PHA's covered developments?

8 Assessments

AttachmentCcontinued

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Not Applicable	

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Not Applicable

Attachment E

CERTIFICATION OF PARTICIPATION AND COMMENTS OF THE RESIDENT ADVISORY BOARD

Whereas, The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that NHA drafts and submits an Agency Plan to the Department of HUD;

Whereas, The agency planning process is to include the establishment of a Resident Advisory Board comprised of resident council members and participants of the Section 8 program;

Whereas, Said Resident Advisory Board was established on October 19, 1999 to participate in the planning process and to make recommendations regarding the Agency Plan;

Whereas, Said Board has studied the Agency Plan draft and subsequently convened two meetings November 14, 2001 and December 12, 2001 to discuss with NHA, in detail, the various components of the plan; and

Whereas, the Resident Advisory Board makes the following observations and comments on behalf of the public housing residents and Section 8 participants regarding the Agency Plan:

Comment: Leona Williams questioned whether there was a system in place to measure outcomes resulting from the various Drug Elimination Program funded activities.

Response: Candace Mayers said attendance is recorded for events, grades are frequently obtained from participants and an analysis of the amount of time on task per participant is underway to help evaluate the cost effectiveness of the Drug Elimination Program funding.

Comment: Leon noted that the programs offered at the Roodner Court Neighborhood Center After-School Program should also be considered as a resource site for keeping youth positively involved in constructive activities.

Response: Deborah Boughton noted that approximately 40 youth are recurrently enrolled in the NHA sponsored after-school activities at Roodner Court in the Brown-Peterson-Suggs Community Room and the Computer Room adjacent to the Roodner Court Maintenance Shop.

Attachment E continued

Comment: Meeting participants agreed that the more youth who get engaged in positive, structured activities during the 3-7PM time frame the better. This would reduce the chance of loitering, littering, damage and mischief in the hallways of Roodner Court. Participants agreed that this is particularly important now that the weather is getting colder and more playing and loitering in the hallways is anticipated. It was agreed that outreach efforts targeted to the non-engaged, non-participating youths need to be conducted, especially between the hours of 5-7PM. Participants agreed that the most effective outreach would consist of a team of persons representing the NHA, the Roodner Court Neighborhood Center and the Roodner Court residents.

Response: Candace Mayer noted that all 13 buildings of Roodner Court could be canvassed on a consistent basis if 4-6 persons representing the above noted team could conduct outreach. Candace Mayer explained that the majority of DEP funds were targeted to activities intended to prevent drug abuse and criminal activity. Some funding had been and will continue to be targeted to law enforcement. This entails undercover narcotics enforcement conducted on behalf of the Norwalk Police Dept. Special Services Unit. DEP funds targeted for this purpose had been spent at a slower rate than initially expected but given the on-going level of narcotics and criminal activity, these funds should be spent in a timely fashion. There followed a lively discussion concerning issues affecting the quality of life at public housing sites, particularly the family housing sites. This discussion included abandoned vehicles and the delay in getting such vehicles tagged and towed by the Norwalk Police Dept.

Comment: Suggestions for the deconcentration of poverty included the following:

- Launch a marketing program to improve the image of Roodner Court, especially among prospective tenants.
- Have a Roodner Court resident at the briefing of prospective tenants (i.e., persons on the waiting list who are next to be offered an apartment).
- Have available at the meeting of prospective tenants literature concerning Roodner Court and the amenities, programs available at Roodner.
- Have at the meeting of prospective tenants attractive color pictures of the Roodner Court sites since its upgraded physical appearance is its strongest attribute.
- Review the waiting list and consider making offers to occupy Roodner apartment to higher income households on that list.
- Consider offering reduced rent rates to higher income households as an incentive to recruit higher income households. Consider outreach and incentives to households in professions such as law enforcement, firefighters, nurses, teachers, etc. Coordinate this outreach with any HUD program and incentives to create such an income mix.

Attachment E continued

- In cooperation with the residents of Roodner Court, consider renaming Roodner Court if it is determined that the negative local connotation to this name is significant enough to merit a name change.

Response: For the deconcentration of poverty for FY2002, NHA will refer up to five higher income families to the unit. A higher income family is defined as one with an income higher than the average household income. NHA will temporarily skip families on the waiting list, if necessary, to obtain the five referrals. If NHA fails to fill the vacancy after these five higher income referrals, then the next referral will go to the 1st eligible family on the waiting list. Furthermore, NHA will provide rent incentives designed to encourage families with incomes above the EIR to accept units in developments with incomes below the EIR. These rent incentives shall be comprised of lower flat rents for selected bedroom sizes for the identified low income developments.

Comment: Ruth Forbes noted that the Shostak Senior apartments need the same roof repairs as the adjacent senior development of Irving Freese.

Response: Candace Mayer noted that the Irving Freese repairs were listed in the plan because of an engineering study that indicated that they were urgently needed.

Comment: Dorothy Beamon noted that the windows and screens at the Washington Village housing site need attention.

Response: Candace Mayer was aware of this situation and she noted that this item could be addressed within the Preventive Maintenance (PM) schedule of improvements rather than the Comprehensive Improvement Program plan.

Comment: Marianne Lane questioned if fire escapes could be installed at Washington Village.

Response: Candace Mayer responded that they are not required by the Norwalk Fire Dept.

Comment: Marianne suggested if portable fire escapes could be available to 2nd floor residents.

Response: Candace noted that if this was a concern to the residents they were encouraged to purchase them at their own expense.

Comment: Resident comments relating to the Customer Service and Satisfaction Survey included the following:

- Workers who were not NHA employees appeared to do work at an apartment at Seaview Ave. at 7:30 AM one morning. Shanda Haynie expressed security concerns and Candace Mayer noted that workers seeking to access any apartment need to identify themselves as employees of the NHA or the company they are representing on behalf of work being done on behalf of the NHA.

Attachment E continued

- People have been observed sleeping in a common hallway near apt. #602 - At the Washington Villages site.
- If Spanish speaking persons respond to the survey, they should be directed to an NHA staff member who can converse with them.
- Dorothy Beamon of #1013 Washington Village expressed concern that she had to return 2 times to the NHA office to obtain her rent statement now that she recently moved into Washington Village.
- Marianne Lanen noted that there has been a chronic problem with lights being out on the buildings and street lights within and around Washington Village.
- Marianne Lanen requested that snow blowers do 2 sweeps (one down and one back) so that a wider path is cleared on the sidewalks.
- Leona Williams suggested that at Roodner Court more salt be used on the sidewalks leading to the entrance doors and the steps just in front of the front doors. She noted that these are asphalt. There followed a discussion that a supply of "ice melt" be kept near the front door and some youth of each building could be provided with a shovel if they agreed to shovel snow and de-ice the steps/walkway.
- Vera Trenk said she has been told by the NHA answering service that the NHA do not respond to "lock-out" calls for service if the call is made by a senior citizen from a senior housing complex. Candace Mayernot noted that any call for unlocking an apartment door because of a lockout situation should be considered an emergency and the answering service will be contacted to change this procedure.

Be It Resolved, That the Resident Advisory Board, as the representative of the residents of public housing and participants of the Section 8 program, has concluded that the:

Agency Plan adequately presents the strategies, goals and objectives of NHA.

This Certification of Participation and Comments is reflective of the views and input of the members of the Resident Advisory Board.

Resident Advisory Board has reached a consensus in support of the Agency Plan.

AttachmentE continued

LeonaWilliams
ResidentAdvisoryBoard

VeraTrenck
ResidentAdvisoryBoard

Date

Date

AttachmentE continued

RABMemberList		
No	Name	Program
1	MarianneLane	PublicHousing
2	JaniceCarter	PublicHousing
3	HatieDoctor	PublicHousing
4	MigdaliaGarcia	PublicHousing
5	FayHubbard	PublicHousing
6	JuliaMcClester	PublicHousing
7	GeraldineRussell	PublicHousing
8	TetrinaRoss	PublicHousing
9	ThelmaSteward	PublicHousing
10	CharlesBrown	PublicHousing
11	ThomasMoore	PublicHousing
12	MyraMunoz	PublicHousing
13	OraScott	PublicHousing
14	LisaRussell	PublicHousing
15	LisaCarlos	PublicHousing
16	LashwandaMassey	PublicHousing
17	YadiraMorales	PublicHousing
18	LorettaParker	PublicHousing
19	VeraTrenck	PublicHousing
20	AngelWilliams	PublicHousing
21	LeonaWilliams	PublicHousing
22	ErnestCampbell	PublicHousing
23	NaomiSteeley	PublicHousing
24	MauriceBossone	PublicHousing
25	RuthForbes	PublicHousing

AttachmentE continued

RABMemberList		
No	Name	Program
26	GraceOlmtead	PublicHousing
27	PaulineSteorts	PublicHousing
28	RosaWilson	PublicHousing
29	adelinePote	PublicHousing
30	AnnamayBell	PublicHousing
31	ShandaHaynie	PublicHousing
32	GeraldineBrown	PublicHousing
33	TyroneMcCray	PublicHousing
34	ElbaMartinez	PublicHousing
35	YolandaFlores	PublicHousing

Attachment F

Resident Advisory Board - Memorandum of Understanding

The Quality Housing and Work Responsibility Act of 1998 made it a statutory requirement that every Public Housing Agency (PHA) that administers public housing and/or Section 8 rental assistance programs appoint a Resident Advisory Board (RAB). The RAB's task is to assist and make recommendations on the development and update of the Agency's five-year and annual plans.

The Norwalk Housing Authority (NHA) has been working closely with the RAB during the last two years for the development of its five-year and annual plans. NHA encourages RAB involvement to all of its Public Housing and Section 8 participants. NHA invites new RAB members through personal invitations as well as encouraging active RAB members to promote the RAB's significance to prospective members and invite their participation.

The RAB will consist of both elderly and family residents of public housing units and Section 8 participants. In establishing the RAB, NHA invites all public housing developments as well as Section 8 participants to participate in the RAB. NHA's experience is that it is difficult to obtain Section 8 participations since most discussions and decisions relate to public housing and Section 8 applications.

It is anticipated that the RAB may need to meet 3-4 times in the September - January timeframe. It is NHA's commitment to ensure that the RAB can adequately serve its functions, therefore NHA will:

- Schedule meetings that best suit the schedules of RAB members
- Provide necessary documentation that would assist the RAB to make productive recommendations
- Provide the RAB with reasonable means to carry out its functions such as writing material, room for meetings, use of computers, communication tools (phones, fax) and postage for mailings.
- Provide at least 7-day advance notice of meetings as well as free transportation to these meetings that will usually be conducted at Leroy Downs Community Center, 26 Monroe Street, Norwalk, CT.

In preparation of the five-year and annual plans, public housing residents and section 8 participants will be provided with an opportunity to voice their concerns so that their needs can be addressed and they can become involved in the planning process.

AttachmentG

Federal FamilyDevelopmentPetPolicy

TheQualityHousingandWorkResponsibilityActof1998(QHWRA)addedanewsectiontotheUnitedStatesHousingActof1937 (1937Act).Section31oftheHousingActestablishedpetownershiprequirementsforresidentsofpublichousingotherthan developmentsdesignatedforelderlyorpeoplewithdisabilities.

IncompliancewiththeQHWRAandSection31ofthe1937Act,theHousingAuthorityoftheCityofNorwalk(NHA),inconsultation withtheResidentAdvisoryBoard, hasestablishedaPetPolicyforthoseresidentsresidinginPublicHousing.Thispolicydoesnot applytoColonialVillage.NHAwillallowresidentstowndpetsthatresidewithinthePublicHousingunit,providedthattheresidenthas completedthefollowing:

- 1) HeadofHouseholdcontactsOccupancySpecialistinorderto filloutPetApplication
- 2) IfPetApplicationisaccepted,payNHAaPetSecurityDepositandsignLeaseAddendum.Suchdepositwillbe\$100andmaybe paidoveraperiodofnomorethan4 months.SecurityDepositmustbepaidinfullpriortopetmovingintounit.

TheNHApublihousingresidents,inaccordancewith24CFRPart960,mayownoneormorepets,asdetailedbelow,inapublic housingdwelling,iftheresidentmaintainseachpet:

- 1) Responsibly
- 2) InaccordancewithapplicableStateandlocalpublichealth,animalcontrolandanimalcrueltylawsandregulations;and
- 3) InaccordancewiththepoliciesestablishedinPHAAnnualPlanfortheagencyasprovidedinsection903of24CFR.
- 4) Petsmustbekeptinsideunit
- 5) Novisitingpetsareallowed
- 6) Extermination services arerequiredforpetowners
- 7) Reasonableaccommodationswillbemadeforanimalsthatassistthehandicapped

AttachmentG continued

- 8) Precautions are taken to prevent pets from disturbing neighbors
- 9) Designate a person who will be responsible of the pet in case of emergency or illness

The following are deemed allowable pets and must be approved by Occupancy Specialists:

- Cats that are spayed or neutered and have all veterinarians' records. Relative documentation must be provided at the time of admissions or recertification.
- Fish that are kept in a tank no larger than 25 gallons
- Residents who already own a fish tank larger than 25 gallons may keep it provided that they register it with the Housing Authority. There will be a 60-day period for registering fish tanks larger than 25 gallons.
- Birds that are no larger than 8 inches long as an adult
- Because dogs were allowed at Washington Village, there will be one window of opportunity for existing dogs that meet the size requirements to stay. There will be one 60-day period for registering existing dogs. Dogs that are registered may not be replaced. There is a limit of one dog per household. The size limit for dogs to be registered is 40 pounds and no higher than 25 inches from the ground to the top of the head when standing. Dogs must not disturb others and must be fenced or leashed with an owner at all times. Owners must clean up after dogs immediately. All other pet rules and regulations must be followed.

There are to be no more than:

- One cat per dwelling unit
- One fish tank, not exceeding 25 gallons per dwelling unit
- Two birds, kept in cage(s) per dwelling unit

NHA will issue a written notice for the pet removal if the pet owner violates a rule governing the owning or keeping of pets. The notice will give to the pet owner 10 calendar days for the pet removal. Failure to comply may result in initiation of procedures to terminate the pet owner's tenancy.

ATTACHMENTH

PROGRESS REPORTFORFISCALYEARENDING3/30/2002

MISSION

NorwalkHousingAuthority(NHA)hasdevelopedthisreportinordertodocumenttheprogressmadeinmeetingthemiissionsandgoals oftheFiveYearPlan,submittedforApril1,2000.NHA'smissionistoprovidesafe,decentandaffordablehousingandtoassistthe low-incomehousingparticipantstobecomeseff -sufficient.Themissioncontinuestobemetthroughtheongoingoperationsofthe PublicHousingAgencyalongwithNHA'sinitatives,suchasobtain inggrantfunding,tooperatenewprograms.

GOALS

PHAGoal:Expandthesupplyofassistedhousing

- NHAappliedandwasawarded75vouchersforadditionalSection8vouchersunderthefair -shareandmainstreamprograms.
- NHAopenedtheSection8waitinglistandaccepted500newapplicants.Inaddition,NHAisopeningtheSection8and2and3 bedroomPublicHousingwaitinglistsinJanuaryof2002.
- NHAincreasedthevoucherpaymentstandardto110%oftheFairMarketRent(FMR)toexpandhousingopportunities tolow povertyareas.
- NHAbegantostudythefeasibilityofaSection8HomeOwnershipProgram.Afirstpolicydraftwascreatedandstaff responsibilitywasassigned.
- NHAmaintainedtheflatrentprogramthatwasimplementedonFebruaryof2000.AsofDecember2001,49familiesare participatingintheflatrentprogram.Thisisanincreaseof24familiesincelastyear.
- Identifiedapreliminaryloansourceforthedevelopmentofadditionalhousingunits.

PHAGoal:Improvethquality ofassistedhousing

- NHAinconjunctionwiththeresidentAdvisoryBoardestablishedaprudentpetpolicy.
- NHAappliedforandwasawardedtheRossSeniorCoordinatorGrantfor2001.NHAsubcontractedwiththeSeniorServices to performnecessaryservices.

ATTACHMENTH continued

- NHA developed an Action Plan that addresses HUD's Customer Service and Satisfaction Survey.
- NHA established an automated waiting list information system.
- NHA hired a new part-time HQS inspector for the Section 8 Program.

PHAGoal: Increase assisted housing choices

- Increased group briefings and arranged for speakers from Fair Housing and Fair Rent Offices to be present at these briefings.
- Studying the implementation of a Section 8 homeownership program.

Attachment I

Norwalk Housing Authority Flat Rents Effective April 1, 2002

Development Name	0BR	1BR	2BR	3BR	4BR	5BR
WASHINGTON VILLAGE						
Contract Rent		\$439	\$709	\$1,006		
Utility Allowance		\$28	\$34	\$40		
Gross Rent		\$467	\$743	\$1,046		
ROUDNER COURT						
Contract Rent		\$439	\$651	\$744	\$1,209	\$1,450
Utility Allowance		\$36	\$44	\$51	\$59	\$67
Gross Rent		\$475	\$695	\$795	\$1,268	\$1,517
SENIOR COURT						
Contract Rent	\$392	\$488				
Utility Allowance	\$41	\$44				
Gross Rent	\$433	\$532				
IRVING FREESE						
Contract Rent		\$488	\$613			
Utility Allowance		\$44	\$54			
Gross Rent		\$532	\$667			
LEROY DOWNS						
Contract Rent	\$352	\$441	\$710			
Utility Allowance	\$32	\$34	\$42			
Gross Rent	\$384	\$475	\$752			
JOHN SHOSTAK						
Contract Rent		\$494				
Utility Allowance		\$97				
Gross Rent		\$591				

AttachmentI continued

DevelopmentName	0BR	1BR	2BR	3BR	4BR	5BR
20WESTAVENUE						
ContractRent		\$550				
UtilityAllowance		\$ -				
GrossRent		\$550				
KINGKENNEDY						
ContractRent		\$431	\$698	\$991	\$1,189	
UtilityAllowance		\$112	\$139	\$172	\$204	
GrossRent		\$543	\$837	\$1,163	\$1,393	
MEADOWGARDENS						
ContractRent				\$989		
UtilityAllowance				\$174		
GrossRent				\$1,163		
SEAVIEW						
ContractRent		\$568	\$732			
UtilityAllowance		\$108	\$136			
GrossRent		\$676	\$868			
ELMWOOD						
ContractRent				\$879		
UtilityAllowance				\$151		
GrossRent				\$1,030		
FAIRFIELD AVENUE						
ContractRent	\$444	\$554	\$713			
UtilityAllowance	\$32	\$34	\$42			
GrossRent	\$476	\$588	\$755			
CHAPEL STREET						
ContractRent			\$609	\$730		
UtilityAllowance			\$163	\$192		
GrossRent			\$772	\$922		

AttachmentI continued

DevelopmentName	0BR	1BR	2BR	3BR	4BR	5BR
MAINAVENUE						
ContractRe nt				\$1,140		
UtilityAllowance				\$186		
GrossRent				\$1,326		

Attachment J

Deconcentration of Poverty Analysis

HUD issued its Deconcentration Final Rule on December 22, 2000, requiring PHA to develop a plan to deconcentrate poverty and to "affirmatively further fair housing in admissions" in certain public housing developments. The rule goes into effect with PHA fiscal years commencing on or after July 1, 2001.

The rule requires housing authorities to conduct a deconcentration analysis as part of its agency plan ([24CFR903](#)) to determine whether the average family income in each covered public housing development falls within an Established Income Range (EIR), defined as between 85 percent and 115 percent of the average family income for the entire PHA. For any development where the average income is outside this acceptable range, the housing authority must develop a concrete strategy to meet the goal of deconcentration. It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

NHA conducted an annual analysis of the incomes of the families residing in "covered developments," as defined below, to determine the EIR. The EIR will determine which developments require income mixing for the twelve-month period following the analysis.

Exempt Developments - Public Housing developments shall be exempt from the deconcentration and income mixing provisions outlined above based on the following:

- Public housing developments operated by a PHA with fewer than 100 public housing units
- Public housing developments operated by a PHA which house only elderly persons or persons with disabilities, or both
- Public housing developments operated by a PHA which consists of only one general occupancy, family public housing development
- Public housing developments approved for demolition or for conversion to tenant-based assistance
- Public housing developments which include public housing units operated with a HUD approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of this rule

AttachmentJ continued

CoveredDevelopments -**Alldevelopmentsthatdonotmeetanyofthedeconcentrationexemptioncriterialistedabove.**

IncomeAnalysis -**Theincomeanalysiswasconductedasfollows:**

Step1 -**NHAdeterminetheaveragehouse holdincomeforallcovereddevelopmentsbytakingtheaggregatetotalofall householdincomeanddividingbythetotaloccupiedhouseholds.**

TABLE1

No	DevelopmentName	Occupied Households	TotalIncome
1	ChapelStreet	29	\$538,810
2	MeadowGardens	54	\$1,030,323
3	RoodnerCourt	212	\$2,290,141
4	36FairfieldAvenue	28	\$506,978
5	356MainAvenue	25	\$556,946
6	KingKennedy	29	\$412,988
7	Seaview/Elmwood	38	\$577,055
8	WashingtonVillage	134	\$1,784,405
		549	\$7,697,646

AverageIncomeForA llCoveredDevelopments: \$14,021

AttachmentJ continued

Step2 -NHAthendeterminedtheaverageincomeofeachcovereddevelopmentbytakingthetotalofallhouseholdincomein thatdevelopmentanddividingbythetotaloccupiedunitsinthatdevelopment.

TABLE2

No	DevelopmentName	Occupied Households	TotalIncome	Average Income
1	ChapelStreet	29	\$538,810	\$18,580
2	MeadowGardens	54	\$1,030,323	\$19,080
3	RoodnerCourt	212	\$2,290,141	\$10,803
4	36FairfieldAvenue	28	\$506,978	\$18,106
5	356MainAvenue	25	\$556,946	\$22,278
6	KingKennedy	29	\$412,988	\$14,241
7	Seaview/Elmwood	38	\$577,055	\$15,186
8	WashingtonVillage	134	\$1,784,405	\$13,316

Step3 –Theestablishedincomerange(EIR)wasthencalculatedas85%to115%oftheaggregateaveragehouseholdincome forallcovereddevelopments.

TABLE3

AggregateAverageIncome:		\$14,021		
EstablishedIncomeRange(EIR)85% -115%:		\$11,918	to	\$16,124

AttachmentJ continued

Step4 –TheaveragehouseholdincomeforeachcovereddevelopmentwasthencomparedtotheEIRtodetermineifthe developmentisbelow,withinorabovetheEIR.

TABLE4

No	DevelopmentName	Average Income	Aggregate Average Income%	Type
1	ChapelStreet	\$18,580	133%	AboveEIR
2	MeadowGardens	\$19,080	136%	AboveEIR
3	RoodnerCourt	\$10,803	77%	BelowEIR
4	36FairfieldAvenue	\$18,106	129%	AboveEIR
5	356MainAvenue	\$22,278	159%	AboveEIR
6	KingKennedy	\$14,241	102%	WithinEIR
7	Seaview/Elmwood	\$15,186	108%	WithinEIR
8	WashingtonVillage	\$13,316	95%	Within EIR

AttachmentJ continued

Step5 – TheaverageincomeforthedevelopmentsthatfallabovetheEIRwascomparedtotheareamedianincome.A developmentwithanincomelevelthatisatorbelow30percentoftheareamedianincomecannotbecategorizedasahigh incomedevelopment.

Alldevelopmentswerethencategorizedaslowincome,highincomeorwithinEIR.Lowincomedevelopmentsaredefinedasthose developmentsthatwhoseaveragehouseholdincomeisbelowthelowestpointoftheEIR(85%).High incomedevelopmentsaredefinedasthose developmentsthatwhoseaveragehouseholdincomeisabovethehighestpointoftheEIR(115%)andisabovethe30%oftheareamedian income.

TABLE5

No	DevelopmentName	Average Income	AreaMedian Income(FY 2001)	Average Income%	Type
1	ChapelStreet	\$18,580	\$109,800	17%	WithinEIR
2	MeadowGardens	\$19,080	\$109,800	17%	WithinEIR
3	RoodnerCourt	\$10,803	\$109,800	10%	LowIncome
4	36FairfieldAvenue	\$18,106	\$109,800	16%	Within EIR
5	356MainAvenue	\$22,278	\$109,800	20%	WithinEIR
6	KingKennedy	\$14,241	\$109,800	13%	WithinEIR
7	Seaview/Elmwood	\$15,186	\$109,800	14%	WithinEIR
8	WashingtonVillage	\$13,316	\$109,800	12%	WithinEIR

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

OMB Approval No. 22577-0157 (exp. 7/31/98)
 APPENDIX 6-1

HAName: Norwalk Housing Authority	Comprehensive Grant Number: CT26P002708	FFY of Grant Approval: 1999
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ²	
		Original	Revised ¹		Expended	Expended
1	Total Non-CGPF Funds					
2	1406 Operations (May not exceed 10% of line 19)	Original	Revised	Obligated	Expended	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration	146,867	0	0	0	
5	1411 Audit	146,867	146,867	146,867	146,867	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	65,000	65,000	65,000	61,036	
9	1450 Site Improvement	0	193,230	193,230	0	
10	1460 Dwelling Structures	90,000	1,063,576	1,063,576		
11	1465.1 Dwelling Equipment--Nonexpendable	1,166,806	1,026,426	1,026,426	753,986	
12	1470 Nondwelling Structures	0	0	0	0	
13	1475 Nondwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1495.1 Relocation Cost	0	0	0	0	
17	1498 Mod Used for Development	0	0	0	0	
18	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0	
19	Amount of Annual Grant (Sum of lines 2-18)	1,615,540	2,495,099	2,495,099	147,386	
20	Amount of line 19 Related to LBP Testing					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security					
23	Amount of line 19 Related to Energy Conservation Measures	766,806	766,806	766,806	766,806	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410		146,867	146,867	146,867	146,867	
	Fees and Costs	1430		65,000	65,000	65,000	61,036	
2-2	ROODNER COURT							
	Gut to studs and replace bathrooms	1460	72 apts	604,306	444,916	444,916	233,598	80% Complete
	Repair roof	1460	13 bldgs.	50,000	50,000	50,000	50,000	Completed
	Encasulate Lead Paint/fire escapes	1460	39	335,000	334,103	334,103	334,103	Completed
	Site	1450			31,930	31,930	31,930	
2-18	36 FAIRFIELD AVENUE							
	Replace roofs and wooden shakes on gable	1460	7 bldgs	100,000	142,307	142,307	107,895	Construction 70% Complete
	Install Intercoms	1460	7 bldgs	17,500	17,500	17,500	17,500	Completed
2-19	CHAPEL STREET							
	Repair roof	1460	5 bldgs.	60,000	26,710	26,710	-	Complete by 03/02
NHAWIDE	Sidewalk repairs	1450	12,500 sq.ft.	90,000	161,300	161,300	161,300	Completed
2-8	KING-KENNEDY							
	Security Lighting	1450			37,150	37,150	37,150	
2-17	SEAVIEW APARTMENTS							
	Intercoms	1460			10,890	10,890	10,890	Complete
Page Totals								
				1,468,673	1,468,673	1,468,673	1,192,269	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
2-2	3/31/2001			9/30/2002	9/30/2002		All items on or ahead of schedule
2-18	3/31/2001			9/30/2002	9/30/2002		
2-19	3/31/2001			9/30/2002	9/30/2002		

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

OMB Approval No. 22577-0157 (exp. 7/31/98)

APPENDIX 6-1

H A Name: Norwalk Housing Authority	Comprehensive Grant Number: CT26P002706	FFY of Grant Approval: 1997
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	55,000	5,000	5,000	5,000
4	1410 Administration	126,000	126,000	126,000	126,000
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	86,161	66,322	66,322	66,322
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	495,000	540,776	540,776	540,776
10	1460 Dwelling Structures	500,000	524,063	524,063	524,063
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Non Dwelling Structures	0	0	0	0
13	1475 Non Dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Cost	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	1,262,161	1,262,161	1,262,161	1,262,161
20	Amount of line 19 Related to LBPT Testing	115,500	115,500	115,500	115,500
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	400,000	400,000	400,000	425,899
23	Amount of line 19 Related to Energy Conservation Measures	190,000	190,000	190,000	106,401

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

² To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CT2-1 Washington Village	Replace Elastocrete	1450	75,000 sq.ft.	95,000	96,000	96,000	96,000	Completed
	Replace Roofs	1460						8,535
CT2-2 Roodner Court	Site Improvements	1450	1	400,000	444,776	444,776	444,776	Completed
	Replace Bathrooms	1460	63	160,000	28,776	28,776	28,776	Completed
	Replace Gutters/Roofs	1460			132,161	132,161	132,161	Under Construction
CT2-5 Leroy Downs	Replace Canopy	1460	1		2,450	2,450	2,450	Completed
CT2-8 King-Kennedy	Window Replacement	1460	183	190,000	106,401	106,401	106,401	Completed
	VAT tile & Underlayment	1460	10	150,000	230,000	230,000	230,000	Completed
CT2-17 Seaview/ Elmwood	Replace Doors/Floors	1460			3,740	3,740	3,740	Completed
CT2-18 Fairfield Ave.	Doors/Lead Paint	1460			12,000	12,000	12,000	Completed
Various								
PHAWide	Computer Upgrade	1408	1	50,000	-	-	-	Deleted
	Admissions & Occupancy	1408	1	5,000	5,000	5,000	5,000	Completed
	Administration	1410		126,000	126,000	126,000	126,000	Completed
	Fees & Costs	1430		86,161	66,322	66,322	66,322	Completed
Page Totals				1,262,161	1,262,161	1,262,161	1,262,161	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
CT2-1 Elastocrete Roofs	3/30/1999 3/30/1999			9/30/2000 9/30/2000			Completed Completed
CT2-2 Site Bathrooms Gutters/Roofs	3/30/1999 3/30/1999 3/30/1999			9/30/2000 9/30/1999 9/30/2000			Completed Completed Completed
CT2-5 Canopy	3/30/1999			9/30/2000			Completed
CT2-8 Windows VAT tile etc.	3/30/1999 3/30/1999			9/30/2000 9/30/2000			Completed Completed
CT2-17 Doors/Floors	3/30/1999			9/30/2000			Completed
CT2-18 Doors/LBP	3/30/1999			9/30/2000			Completed
VARIOUS PHAWide							
Computer Adm./Occ. Admin. Fees/Costs	3/30/1999 3/30/1999 3/30/1999			9/30/2000 9/30/2000 9/30/2000			Deleted Completed Completed Completed

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

OMB Approval No. 22577-0157 (exp. 7/31/98)

APPENDIX 6-1

HA Name: Norwalk Housing Authority	Comprehensive Grant Number: CT26P002707	FFY of Grant Approval: 1998
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Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement/Revision Number

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGPF Funds				
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	200,000	0	0	0
4	1410 Administration	130,000	130,000	130,000	130,000
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	40,000	28,460	28,460	28,460
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	11,540	11,540	11,540
10	1460 Dwelling Structures	931,707	1,131,707	1,131,707	1,131,707
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Cost	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	1,301,707	1,301,707	1,301,707	1,301,707
20	Amount of line 19 Related to LBPT Testing				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures	931,707	931,707	931,707	931,707

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

² To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CT2-2 Roodner Court	Gutto Studs and Replace Bathrooms	1460	1 Bldg. 17	130,000	512,325	512,325	512,325	Completed
CT2-5 Central Office	Replace Computer System	1408	1	200,000	-	-	-	Used Operating Funds
CT2-8 King-Kennedy	Replace Floors	1460	31		83,531	83,531	83,531	Completed
	Site Improvements	1450	1		11,540	11,540	11,540	Completed
CT2-16 Meadow Gardens	Replace boilers, hot water heaters, venting, relocate electrical panel	1460	54	801,707	535,851	535,851	535,851	Completed
	Administration Fees/Costs	1410 1430		130,000 40,000	130,000 28,460	130,000 28,460	130,000 28,460	Completed
Page Totals				1,301,707	1,301,707	1,301,707	1,301,707	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
CT2-2 Bathrooms	3/31/2000			9/30/2001			Completed
CT2-5 Central Office	3/31/2000			9/30/2001			Used operating funds
CT2-8 King Kennedy	3/31/2000			9/30/2001			Completed
	3/31/2000			9/30/2001			Completed
CT2-16 Meadow Gardens	3/31/2000			9/30/2001			Completed

Signature of Executive Director and Date:

X

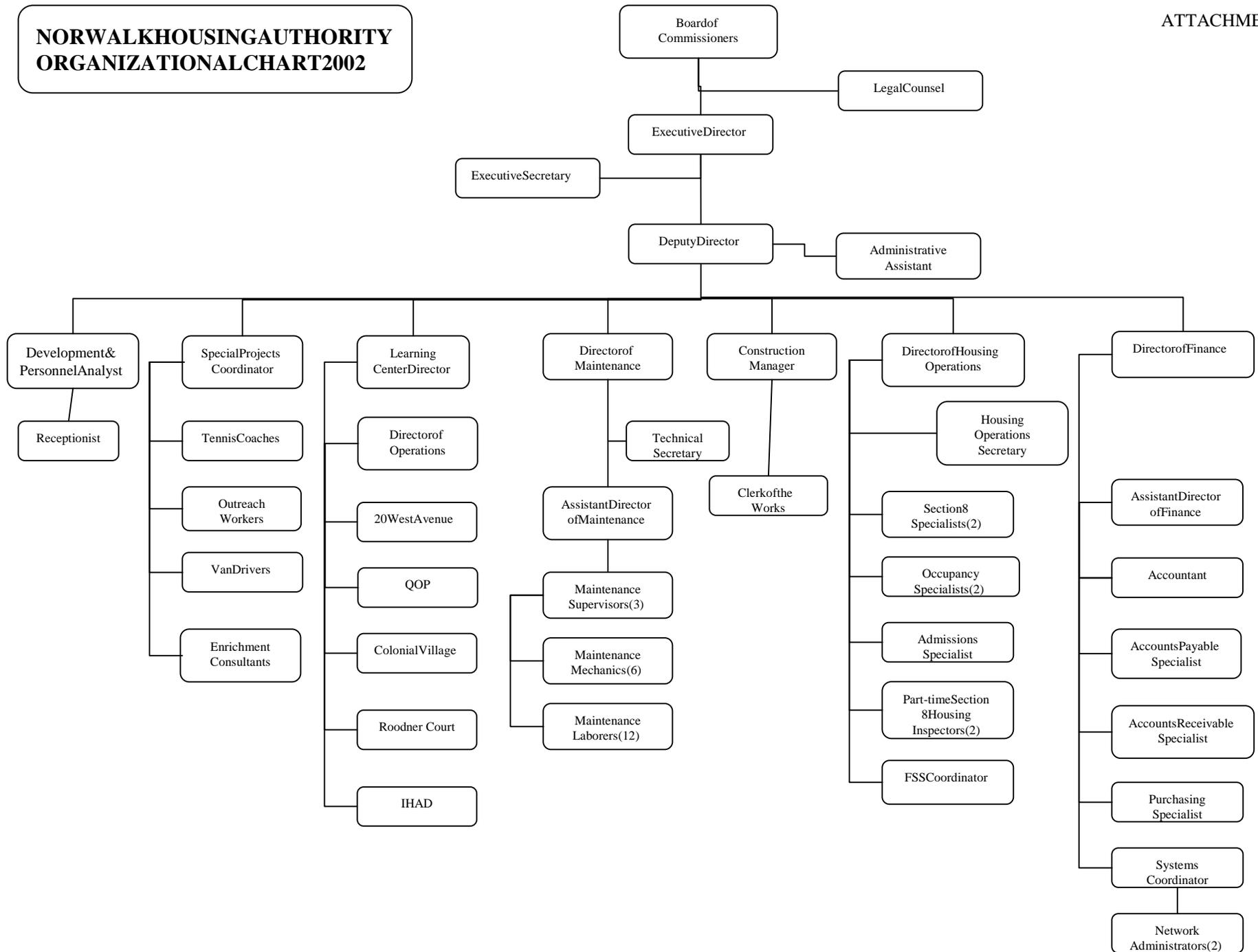
Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

**NORWALK HOUSING AUTHORITY
ORGANIZATIONAL CHART 2002**



Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

OMB Approval No. 22577-0157 (exp. 7/31/98)

APPENDIX 6-1

HAName: Norwalk Housing Authority	Comprehensive Grant Number: CT26P00250100	FFY of Grant Approval: 2000
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGPF Funds	100,000	100,000		
2	1406 Operations (May not exceed 10% of line 19)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	146,800	146,800	146,800	146,800
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	66,200	66,200	66,200	58,481
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	1,305,439	1,305,439	429,977	74,782
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non Dwelling Structures	0	0	0	0
13	1475 Non Dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Cost	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	1,518,439	1,518,439	642,977	280,063
20	Amount of line 19 Related to LBPT Testing				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures	1,233,439			

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
All	Administration	1410		146,800	146,800	146,800	146,800	completed	
All	Fees and costs	1430		66,200	66,200	66,200	58,481	95% complete	
All	Sidewalks	1460			26,186	6,319	3,229	under construction	
2-1	Washington Vill-Heat System	1460		565,000	565,000	57,913	55,153	in process of bidding	
2-2	Roodner Ct-Bathrooms	1460		668,439	520,939	315,850	16,400	onschedule	
2-4	Freese-Windows	1460			45,000				
2-4	Freese-Windows			100,000	100,000				
2-7	20 West-Repaint Bldgs	1460		72,000	72,000				
2-8	King-Kennedy-Smoke Detectors	1460			22,400	22,400	-	onschedule	
2-17	Seview-Smoke Detectors	1460			40,019	24,600	-	onschedule	
2-17	Elmwood-Smoke Detectors	1460			2,895	2,895		completed	
2-18	Fairfield-Roofs	1460			11,000			onschedule	
Page Totals						1,618,439	1,618,439	642,977	280,063

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
All	3/31/2002		3/31/2002	9/30/2003		9/30/2003	onschedule

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

OMB Approval No. 22577-0157 (exp. 7/31/98)

APPENDIX 6-1

HA Name: Norwalk Housing Authority	Comprehensive Grant Number: CT26P00250101	FFY of Grant Approval: 2001
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Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement/Revision Number

Final Performance and Evaluation Report

Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGPF Funds	100,000			
2	1406 Operations (May not exceed 10% of line 19)	Original	Revised	Obligated	Expended
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	146,800	0	0	0
5	1411 Audit	146,800	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	66,200	0	0	0
8	1440 Site Acquisition	66,200	0	0	0
9	1450 Site Improvement		0	0	0
10	1460 Dwelling Structures	1,336,355	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	1,336,355	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Cost	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)		0	0	0
19	Amount of Annual Grant (Sum of lines 2-18)	1,549,355	0	0	0
20	Amount of line 19 Related to LBPT Testing				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures	632,000			

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2-1	WASHINGTON VILLAGE Replace Boilers	1460		350,000				
	Community Center Roof & Ventilation System	1460		7,355				
2-3	SENIOR COURT Replace Counter Tops, Sinks and Related Plumbing and Light Fixtures	1460		60,000				
2-4	IRVING FREESE Replace Kitchens	1460		320,000				
2-7	20 WEST AVENUE Repoint Building	1460		64,000				
2-8	KING-KENNEDY Roofs	1460		150,000				
2-17	SEA VIEW APARTMENTS Heat and Hot Water	1460		145,000				
	Kitchens and Baths	1460		200,000				
2-18	36 FAIRFIELD AVENUE Tubs	1460		40,000				
	Administration	1410		146,800				
	Fees & Costs	1430		66,200				
Page Totals				1,549,355	-	-	-	

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

OMB Approval No. 22577-0157 (exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
2-1	3/31/2003			9/30/2004			
2-3	3/31/2003			9/30/2004			
2-4	3/31/2003			9/30/2004			
2-7	3/31/2003			9/30/2004			
2-8	3/31/2003			9/30/2004			
2-17	3/31/2003			9/30/2004			
2-18	3/31/2003			9/30/2004			

Signature of Executive Director and Date:

X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report