

Norwalk Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED
IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE
PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Norwalk Housing Authority

PHA Number: CT26 P002

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

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
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

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 participants 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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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:
 - Up to 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 FY2002: 81%)
 - Maintain minimum level of standard performer with improvement during 2000-2004
 - Address Real Estate Assessment Center housing stock deficiencies by year -end 2001
 - ☒ Improve voucher management: (SEMAP score FY2002 83%)
 - Achieve initial year standard performer 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 on efforts 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 expenditure 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 efforts 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 Officer 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
- Refine admissions and occupancy policy move toward agreed upon public income mixing goals in 2000
- Attain income mixing goals during 2001-2004
- Implement public housing security improvements:
 - Add King Kennedy to PHDEP funding formula by 2001
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - Continue existing crime and drug programs 2001-2004
 - Maintain strong lease enforcement activities at all sites 2000-2004

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

 - Increase the number and percentage of employed persons in assisted families:
 - Establish job development and placement goals in 2000
 - Attain job placement and retention goals in 2001-2004
 - Establish a community service program that is designed to provide motivation, encourage self-sufficiency and offer options, and is implemented in a positive and dignified manner in 2000
 - Operate FSS program and attain annual stated enrollment, placement and graduation goals during 2000-2001
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Enter into cooperative agreements with the State Department of Social Services which administers TANF
 - Supportive Service Agency analysis to address identified service gaps 2000-2004
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Obtain a Ross Grant for senior supportive service management 2000-2004
 - Align supportive delivery system to meet identified needs of elderly 2001
 - Fully utilized disabled vouchers during 2000-2001
 - Other: (list below)
 - Establish Resident Partnership Contracts for applicable new admissions and community service eligible participants 2000-2004

- 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:
 - 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 utilize 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)

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

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	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
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 documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations 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 homeownership 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	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

[24 CFR Part 903.7 9 (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	3	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	1	3
Families with Disabilities	1,697	4	5	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

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Hispanic	1,597	4	4	4	2	3	4
Non Hispanic	10,689	3	4	3	2	3	3

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

- 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)
Con Plan Data Source: 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. PHAs 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	742		181
Extremely low income (<=30% AMI)	653*	88%	
Very low income (>30% but <=50% AMI)	82*	11%	
Low income (>50% but <80% AMI)	7*	1%	
Families with children	512	69%	

Housing Needs of Families on the Waiting List			
Elderly families	107	14%	
Families with Disabilities	120	16%	
Race White	334	45%	
Race Black	402	54%	
Race Other	6	1%	
Race Non Hispanic	567	76%	
Race Hispanic	175	24%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	182	25%	47
2 BR	359	48%	98
3 BR	188	25%	36
4 BR	7	1%	0
5 BR	4	1%	0
5+ BR	0	0%	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - except for 2BR and 3BR families			
If yes:			
How long has it been closed (# of months)? NA			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

* Extrapolated from admissions during 2002 to date

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	1243		150
Extremely low income (<=30% AMI)	1057*	85%	
Very low income (>30% but <=50% AMI)	186*	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	738	59%	
Elderly families	49	4%	
Families with Disabilities	128	10%	

Housing Needs of Families on the Waiting List			
Race White	478	38%	
Race Black	757	61%	
Race Other	8	1%	
Race Non Hispanic	959	77%	
Race Hispanic	284	23%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	NA	NA	NA
2 BR	NA	NA	NA
3 BR	NA	NA	NA
4 BR	NA	NA	NA
5 BR	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)? 12			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - (Family Unification and Disable)			

* Extrapolated from admissions during 2002 to date

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 on line
- Reduce turnover time for vacated public housing units
 - Improve make ready period from 30 to 10 days; and lease-up from 40 days to 28 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**
 - **Maintain 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
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - **Study opportunities and develop partners for leveraging affordable housing resources for mixed-finance housing**

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - Preserve continuation of elderly only designation (apply for a 2 year extension)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- 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 vouchers 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 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)
 - Market Section 8 Program through realtors representing owners outside areas of poverty/minority concentrations
 - Partner with Fair Rent Commission and Fair Housing Officer 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

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses April 2003 – March 31, 2004		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$2,575,777	
b) Public Housing Capital Fund	\$1,400,000	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,678,160	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$39,159	
h) Community Development Block Grant	\$98,000	Public Housing Capital
i) HOME	\$0	
Other Federal Grants (list below)		
1. Mod Rehab (163 units)	\$2,095,000	
2. Single Room Occupancy (8 units)	\$71,316	
3. New Construction (45 units)	\$384,500	
4. Multi Family Drug Elimination	\$0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2001 Capital Improvements (at 9/30/02)	\$72,035	Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	\$2,183,000	Operations
4. Other income (list below)		
Interest on General Fund Investments	\$35,000	Operations
Section 8 Administrative Fees	\$738,072	Operations
5. Non-federal sources (list below)		
State Multi-Family (308 units)	\$2,600,300	Housing
Total resources	\$20,970,319	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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 15 families certified eligible for 1-3 BR, less than 5 families certified eligible for 4-5 BR**
 - 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**
 - Housekeeping
 - Other (describe)
 - **Debt owed to the Norwalk Housing Authority**
 - **Credit reports**
- 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 plans 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 list 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 transfers 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
- 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)
 - Families under 62 years old with disabilities for the ninety-three (93) one-bedroom family units

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 point 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
- Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals 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 ensures 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)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time 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 developments targeted below)
- Established lower flat rents for selected bedroom sizes, 2BR and 3BR, for Roudner 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: PHAs 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
 - Within last 3 years
- Other (describe below)
 - Family's prior and current address
 - Name and address of current and prior landlord
 - Eviction history and damages within last 3 years

(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. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

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 point 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
- 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)

4. Among applicants on the waiting list with 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 this 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 admissions 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)
 - Inter agency collaboration and direct mail to PHA applicants and residents

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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 QHWRA if funding is provided. Increases in income from the same source are not accounted until next annual re-exam
- 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 re-determinations:

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
- Any time the family experiences an income increase
- Any time 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. Income changes cover decreases and new sources of income.

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 lists the flat rents for FY 2003

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)

- At 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 payment 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

[24 CFR 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.
 - Attachment G
- 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	543	60
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	163	25

Special Purpose Section 8 Certificates/Vouchers (list individually)		
FSS Vouchers	36	4
Family Unification	25	2
Disability	75	10
Public Housing Drug Elimination Program (PHDEP)		
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 903.7 9 (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 office 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 office 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 903.7 9 (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 - FY 2003 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 here)

(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 F – FY 2003 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. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI 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 HOPE VI 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 HOPE VI 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 Plan 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 HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance 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 903.7 9 (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

[24 CFR Part 903.7 9 (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 Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name: * See below	
1b. Development (project) number: * See below	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Designation of Senior Housing for people over 62 only or people under 62 who need a wheelchair accessible apartment	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted on 11/18/2002	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously - approved Designation Plan?	
6. Number of units affected: 263	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

* (1) Senior Court 2-3 (4) West Avenue 2-7
 (2) John Shostak 2-6 (5) Leroy Downs 2-5
 (3) Irving Freese 2-4

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (*If "No", skip to component 11*; if "yes", complete one activity description for each identified development, 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:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

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.

NHA does not intend to voluntarily convert public housing stock to vouchers.

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

[24 CFR Part 903.7 9 (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"/> HOPE I <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

[24 CFR Part 903.7 9 (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 has 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 that agreement was signed? 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 programs to 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 admissions policies
- Section 8 admissions 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs 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 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
<i>Building Young Technology Experts (B.Y.T.E)</i> Computer Building and Skills and Instruction	48*	Open Enrollment	NHA	Public Housing and Section 8
Hip-Hop Dance & Writing Class (Combined Two or Three Art Fields Programs)	25	Open Enrollment	NHA	Public Housing and Section 8
Rowing Club	10	Open Enrollment	NHA & Norwalk River Rowing Assoc.	Public Housing and Section 8
Yoga	10	Open Enrollment	NHA	Public Housing
Bike Club	10	Open Enrollment	NHA	Public Housing
African Drumming and Dance	65*	Open Enrollment	NHA	Public Housing and Section 8
Youth Discussion Groups	50*	Open Enrollment	NHA	Public Housing and Section 8

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)
Hands on Science	50*	Open Enrollment	NHA	Public Housing and Section 8
Writing Program	35*	Open Enrollment	NHA	Public Housing and Section 8
SAT Preparation	35*	Open Enrollment	NHA	Public Housing and Section 8
Family Activity Nights	40*	Open Enrollment	NHA	Public Housing
Arts and Crafts		Open Enrollment	NHA	Public Housing and Section 8
• Roodner Court	12			
• Meadow Gardens	12			
• Colonial Village	12			
Pegasus Horse Care Program	30*	Open Enrollment	NHA	Public Housing
Improvitational Drama	30*		NHA	Public Housing
Web Design	8	Open Enrollment	NHA	Public Housing
Various Music or Dance offerings	10	Open Enrollment	NHA	Public Housing and Section 8
SoundWaters	20**	Open Enrollment	NHA & SoundWaters	Public Housing and Section 8
Video	7	Open Enrollment	NHA/Media Mania/ Sacred Heart Univ.	Public Housing and Section 8
Build it / Fix it	8	Open Enrollment	NHA	Public Housing and Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 09/24/02)
Public Housing	15	14
Section 8	36	31

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

- **Not Applicable**

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

- **See Attachment E**

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
 - Resident group meetings

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans 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
Extra police investigation services	X	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
Special meetings with Police &	X	X	X	X

Service	Roodner Court	King Kennedy	Meadow Gardens	Washington Village
Residents as needed				
Video camera monitoring on a pilot basis	X			

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

- Roodner Court
- Washington Village

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
- Washington Village

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

*** With the signing of the FY2002 HUD/VA Appropriations Act, drug elimination grants are no longer considered a separate set aside through the PHDEP account. There is no longer a requirement to complete 13.D or the PHDEP Annual Plan. ***

- 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 FY 2000 in this PHA Plan?~~
- Yes No: ~~This PHDEP Plan is an Attachment. N/A (Attachment Filename)~~

14. Reserved For Pet Policy

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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 U.S.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?
 - **Not Applicable**If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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

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 the 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.

Attachment A. Admissions Policy for Deconcentration

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.

Deconcentration Strategies

Those developments where the income profile falls outside the EIR range 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 nor be required to transfer solely as a result of NHA's deconcentration policy.

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 step1 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 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.

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 step1 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 the 1st eligible family on the waiting list.

Covered Developments

Covered Developments are defined as all public housing developments that do not meet any of the deconcentration exemption criteria listed below:

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

Based on the above exemption criteria, NHA's covered developments are:

- | | |
|-----------------------|------------------------|
| 1. Washington Village | 5. Seaview / Elmwood |
| 2. Roodner Court | 6. 36 Fairfield Avenue |
| 3. King Kennedy | 7. Chapel Street |
| 4. Meadow Gardens | 8. 356 Main Avenue |

Attachment B. FY 2003 Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	147,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,138,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	65,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,470,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Norwalk		Capital Fund Program Grant No: CT 26 P002 50103 Replacement Housing Factor Grant No:			2003			
Development				Total Estimated Cost		Total Actual Cost		Status of Work
Number/Name	General Description of Major	Development	Quantity					
HA-Wide	Work Categories	Account No.		Original	Revised	Obligated	Expended	
Activities								
2-1 / Washington Village	Windows and Caulking	1460		400,000				
	Mailboxes	1460		20,000				
2-2 / Roodner Court	Phase I Windows	1460		373,000				
	Mailboxes	1460		20,000				
2-3 / Irving Freese	Replace Porch Railings	1460		70,000				
2-5 / Leroy Downs	Hall Carpeting	1460		20,000				
2-7 / 20 West Ave	Hall Carpeting	1460		30,000				
2-8 / King Kennedy	Replace Floors @ Vacancy	1460		40,000				
	Drain; Replace clean out @ Bldg. 19	1460		5,000				
	Mailboxes	1460		15,000				
2-16 / Meadow Gardens	Replace Floors @ Vacancy	1460		50,000				
2-17 / Seaview	Sliders	1460		50,000				
	Balconies	1460		25,000				
Contingency				40,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:	
Housing Authority of the City of Norwalk		Capital Fund Program Grant No: CT 26 P002 50103 Replacement Housing Factor Grant No:					2003	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
2-1 / Washington Village	05/30/05			05/30/07				
2-2 / Roodner Court	05/30/05			05/30/07				
2-3 / Irving Freese	05/30/05			05/30/07				
2-5 / Leroy Downs	05/30/05			05/30/07				
2-7 / 20 West Ave	05/30/05			05/30/07				
2-8 / King Kennedy	05/30/05			05/30/07				
2-16 / Meadow Gardens	05/30/05			05/30/07				
2-17 / Seaview	05/30/05			05/30/07				

Attachment C. Capital Fund Program Five-Year Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Norwalk Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan -- Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2004	FFY Grant: 2005	FFY Grant: 2006	FFY Grant: 2007
		PHA FY: 2004	PHA FY: 2005	PHA FY: 2006	PHA FY: 2007
2-1 / Washington Village	Annual Statement	\$ -		\$ 40,000	
2-2 / Roodner Court		\$ 400,000	\$ 615,000	\$ 90,000	\$ 630,000
2-3 / Senior Court			\$ 140,000		\$ 275,000
2-4 / Irving Freese			\$ -		\$ 275,000
2-5 / Leroy Downs & 241/2 Monroe		\$ 200,000	\$ 60,000		\$ 185,000
2-6 / John Shostak		\$ 160,000	\$ 80,000		
2-7 / 20 West Ave			\$ 160,000		
2-8 / King Kennedy		\$ 50,000	\$ 50,000	\$ 205,000	
2-16 / Meadow Gardens		\$ 300,000	\$ 150,000	\$ 310,000	
2-17 / Seaview/ Elmwood		\$ 20,000	\$ 117,000	\$ 235,000	
2-18/ 36 Fairfield Ave.		\$ 215,000		\$ 406,000	
2-19 / Chapel Street			\$ 25,000		\$ 45,000
2-22 /356 Main Street				76,000	
Contingency		\$ 65,000	\$ 13,000	\$ 48,000	
CFP Funds Listed for 5-year planning			\$ 1,410,000	\$ 1,410,000	\$ 1,410,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year : <u>5</u> FFY Grant: 2007 PHA FY: 2007			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	Admin. Services		\$ 170,000	Administration		\$ 170,000	
	Architect & Engineering		\$ 120,000	Architect & Engineering		\$ 120,000	
	2-1 Washington Village	Smoke & Heat Detectors	\$ 40,000	2-2 Roodner Court	Site Work	\$ 630,000	
	2-2 Roodner Court	Smoke & Heat Detectors	\$ 90,000	2-3 Senior Court	Replace Heat & Hot	\$ 275,000	
	2-8 King Kennedy	Site Work	\$ 205,000		Water Systems		
		Asphalt Replacement (Driveway & Parking)			2-3 Irving Freese	Replace Heat & Hot	\$ 275,000
		Fence Replacement				Water Systems	
		Exterior Lighting			2-5 Leroy Downs	Replace Heat & Hot	\$ 185,000
		Playground				Water Systems	
	2-16 Meadows Garden	Site Improvements	\$ 250,000		2-19 Chapel Street	Exterior Painting	\$ 45,000
		Handrails, Guardrails				Masonry Repointing	
		Driveway Parkway Surfaces				Caulking	
		Walkways					
		Site Lighting					
		Play Spaces					
		Landscaping					
		Replace sewer lines					
	2-16 Meadows Garden	Floors	\$ 60,000				
	2-17 Seaview	Exterior Finish (EIFS)	\$ 235,000				
		Exterior Caulking					
		Gutters & Downspouts					
		Exterior Painting					
		Patio Doors					
		Wood Fencing & Dumpster Enclosure					
	2-18 36 Fairfield	Masonry Repointing	\$ 245,000				
	2-18 36 Fairfield	Replace Windows	\$ 125,000				
		Exterior Painting	\$ 6,000				
		Replace Boilers & Burners	\$ 30,000				
		DHW Heating Tanks					
		Circulating Pumps					
		Detection Devices					
	2-22 356 Main Street	Rubber Star Treads	76,000				
		Tub Enclosure					
	Detection Devices						
	GFI Outlets						
	Unit Light Fixtures						
	Contingency	\$ 48,000					
Total CFP Estimated Cost			\$ 1,700,000			\$ 1,700,000	

Attachment D. Voluntary Conversions

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

8 Developments:

- 1. Washington Village
- 2. Roodner Court
- 3. King Kennedy
- 4. Meadow Gardens
- 5. Seaview / Elmwood
- 6. 36 Fairfield Avenue
- 7. Chapel Street
- 8. 356 Main Avenue

b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

5 Developments:

- 1. Senior Court
- 2. Irving Freese
- 3. Leroy Downs
- 4. John Shostak
- 5. 20 West Avenue

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

8 Assessments

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. Progress Report in Meeting the 5-Year Plan Mission and Goals

MISSION

Norwalk Housing Authority (NHA) has developed this report in order to document the progress made in meeting the missions and goals of the Five Year Plan, submitted for April 1, 2000. NHA's mission is to provide safe, decent and affordable housing and to assist the low-income housing participants to become self-sufficient. The mission continues to be met through the ongoing operations of the Public Housing Agency along with NHA's initiatives, such as obtaining grant funding, to operate new programs.

GOALS

PHA Goal: Expand the supply of assisted housing

- NHA applied for 30 additional vouchers for Section 8 vouchers under the Housing Choice Voucher Program.
- NHA achieved and maintained 100% utilization for the Section 8 program during its fiscal year 2002.
- NHA maintained its voucher payment standard to 110% of the Fair Market Rent (FMR) to expand housing opportunities to low poverty areas.
- NHA maintained the flat rent program that was implemented on February of 2000. As of October 2002, 51 families are participating in the flat rent program.
- Preliminary loan for \$234,300 received from Department of Economic and Community Development for the development of additional housing. Survey commissioned and underway. Considering design competition for selection of architect.

PHA Goal: Improve the quality of assisted housing

- NHA improved the management for its Section 8 program. The SEMAP score for FY 2002 was increased from 80% in 2001 to 83% in 2002. NHA is only 7 percentage points away from becoming a High Performer.
- NHA applied for and was awarded the Ross Senior Coordinator Grant for 2001. NHA subcontracted with the Senior Services to perform necessary services.
- NHA applied for the Ross Senior Coordinator Grant for 2002 and is awaiting notification.
- NHA established an action plan to address HUD's Customer Service and Satisfaction Survey.

PHA Goal: Increase assisted housing choices

- Increased group briefings and arranged for speakers from Fair Housing and Fair Rent Offices to be present at these briefings.
- Drafted policies and currently studying the implementation of a Section 8 homeownership program.
- NHA was awarded 8 additional vouchers under the Shelter Plus Care program.
- Applied for additional vouchers that were being awarded based upon recaptured vouchers that other PHA's were not able to utilize.

PHA Goal: Provide an improved living environment

- NHA maintained strong lease enforcement at all public housing sites. Furthermore, NHA conducted mailings reinforcing the lease agreement provisions and concentrated on more thorough briefings in regards to the lease.
- Implemented its deconcentration policy for income mixing. So far this year average income went up more than \$300 at Roodner Court, the only property addressed by the policy.
- Police department attended several Resident Advisory Board Meetings.
- Intercoms installed on common halls at Senior Court and John Shostak with CDBG grant.
- Will apply for security enhancement grant to replace Washington Village porch lights.
- Pruned large trees at Washington Village to allow better lighting.
- Status of capital improvements at different public housing sites follows:
 - o Washington Village boilers under construction
 - o Will complete Roodner Court bathroom replacements by end of 2002
 - o Contracts awarded for kitchen replacements at Irving Freese and Seaview.
 - o Contract awarded for bathroom replacement at Seaview.
 - o Contract awarded for selected kitchen upgrades at Senior Court.
 - o Contract awarded for tub and enclosure replacement at 36 Fairfield.
 - o Replacement of Seaview heating, air conditioning and hot water systems will be completed by 2002.
 - o Engineer contracted for Meadow Gardens boiler venting; preparing bid documents.
 - o Washington Village bathroom replacement out to bid.
 - o CDBG money received for Washington Village playground replacement.

PHA Goal: Promote self-sufficiency and asset development of assisted households

- NHA is using temp agencies to help in job development.
- Partnered with the Norwalk PILOT program to provide support services for recipients for Shelter Plus Care vouchers.
- NHA worked with the Department of Children and Families (DCF) in assisting families under the Section 8 Family Unification Program.
- Initiated the FSS program for Public Housing also.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- NHA undertakes affirmative measures to ensure access to assisted housing regardless of race, color, age, religion, national origin, sex, familial status and disability.
- NHA arranged for speakers from Fair Housing and Fair Rent Offices to be present at Section 8 briefings.

Attachment F. Community Service Requirement

SUSPENDED BY CONGRESS

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) added a new section to the United States Housing Act of 1937 (1937 Act). Section 12(c) of the Housing Act established the Community Service Requirement for residents of public housing. In compliance with the QHWRA and Section 12(c) of the 1937 Act, the Housing Authority of the City of Norwalk (NHA) in consultation with the Resident Advisory Board, in consultation with the Resident Advisory Board, has established a Community Service Requirement Policy for those residents residing in Public Housing.

The following residents are exempt from the Community Service Requirement:

1. An individual that is blind or disabled, as defined under section 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who is unable to comply with this section, or is primary caretaker of such individual;
2. Residents 62 years of age and older
3. Is engaged in a work activity (as such term is defined in section 407(d) of the social security Act (42 U.S.C. 607), as in effect on and July 1, 1997);
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
5. Is in a family receiving assistance under a State program funded under Part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found in noncompliance with such program

Third party certification must be provided by the entity with whom the resident is working

Residents 18 years or older not exempt, as determined by NHA administration in conformance with HUD rules, shall perform eight (8) hours per month of approved community service and/or economic self-sufficiency activities. Residents' compliance will be verified during the annual recertification process. If a resident has not fulfilled the community service/economic self-sufficiency requirement during the past year, the resident must enter into an agreement with NHA administration to comply with the requirement. If the resident does not enter into such agreement or does not comply with the stipulations in the agreement, the lease will not be renewed. The agreement must be signed by both NHA and resident before the expiration for the lease and must include additional hours of community service or economic self sufficiency activities to cure the past year's noncompliance.

NHA will determine which family members are subject to or exempt from the service requirement during the recertification of family. The exempt or nonexempt status of

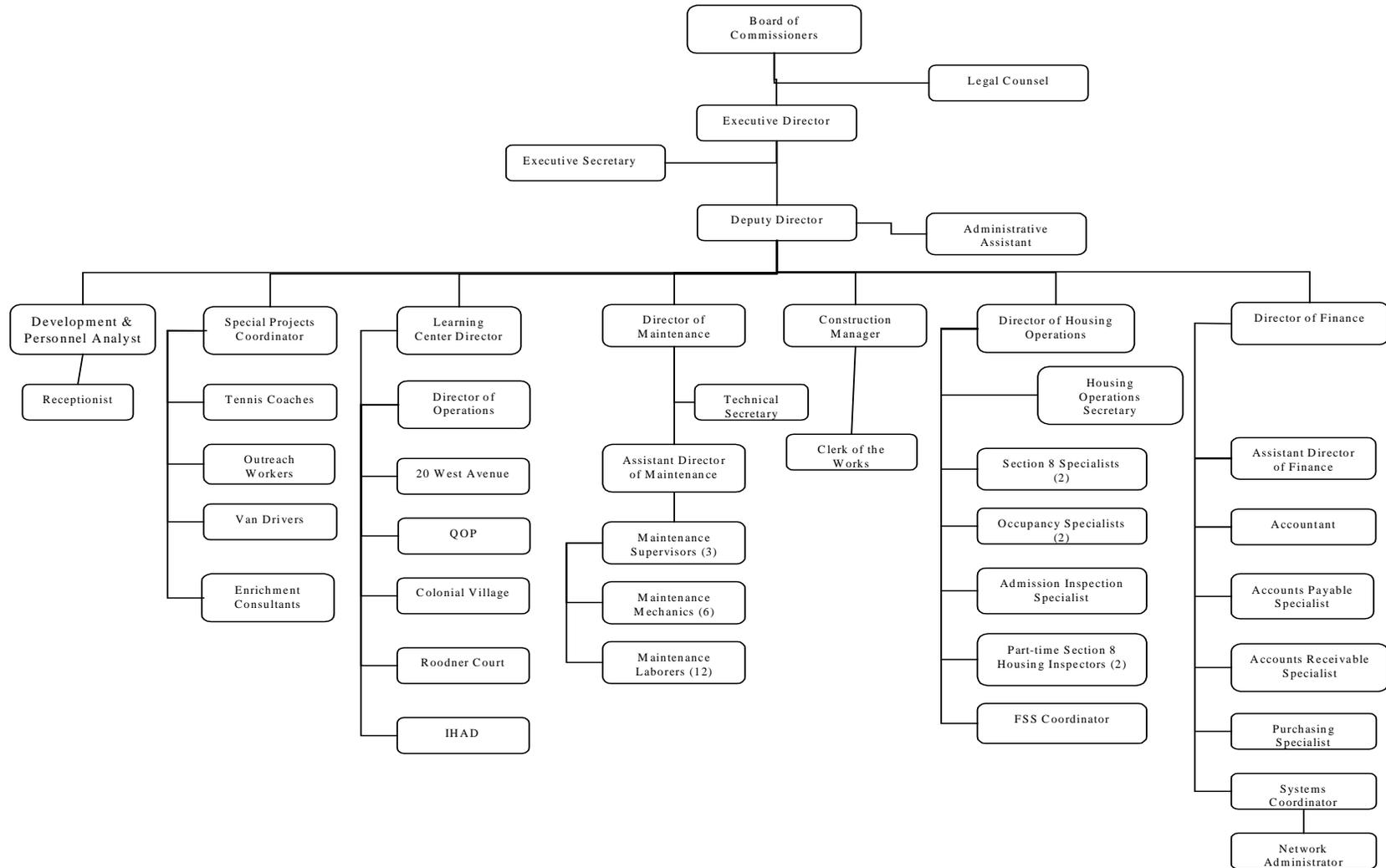
family members may change throughout the year and family members, at time of recertification, must sign an agreement stating that if the status changes, the family member must contact the appropriate staff person assigned to the family's recertification and inform them of the change. NHA staff will determine if the family member must enter into a community service or economic self sufficiency program and will notify resident of process and approved activities.

Approved Activities:

1. Non- sectarian or non-political activity referred to by the Voluntary Action Center of Norwalk
2. Attending the Learning Center with family child(ren) that are enrolled in Learning Center Programs
3. Attending the Learning Center at 20 West to utilize Plato software program
4. Chaperone approved Learning Center field trips with children
5. Other activities that are approved by NHA Director of Housing Services

The Director of Housing Services will approve the activities that fulfill the community service/economic self-sufficiency requirements and will provide an updated list of approved activities to the NHA administration for dissemination to staff and residents.

Attachment G. Organizational Chart for FY 2003



Attachment H. Pet Policy

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) added a new section to the United States Housing Act of 1937 (1937 Act). Section 31 of the Housing Act established pet ownership requirements for residents of public housing other than developments designated for elderly or people with disabilities.

In compliance with the QHWRA and Section 31 of the 1937 Act, the Housing Authority of the City of Norwalk (NHA), in consultation with the Resident Advisory Board, has established a Pet Policy for those residents residing in Public Housing. This policy does not apply to Colonial Village. NHA will allow residents to own pets that reside within the Public Housing unit, provided that the resident has completed the following:

1. Head of Household contacts Occupancy Specialist in order to fill out Pet Application
2. If Pet Application is accepted, pay NHA a Pet Security Deposit and sign Lease Addendum. Such deposit will be \$100 and may be paid over a period of no more than 4 months. Security Deposit must be paid in full prior to pet moving into unit.

The NHA public housing residents, in accordance with 24 CFR Part 960, may own one or more pets, as detailed below, in a public housing dwelling, if the resident maintains each pet:

1. Responsibly
2. In accordance with applicable State and local public health, animal control and animal cruelty laws and regulations; and
3. In accordance with the policies established in PHA Annual Plan for the agency as provided in section 903 of 24 CFR.
4. Pets must be kept inside unit
5. No visiting pets are allowed
6. Extermination services are required for pet owners
7. Reasonable accommodations will be made for animals that assist the handicapped
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:

1. Cats that are spayed or neutered and have all veterinarian shots. Relative documentation must be provided at the time of admissions or recertification.
2. Fish that are kept in a tank no larger than 25 gallons.
3. 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.
4. Birds that are no larger than 8 inches long as an adult
5. 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:

1. One cat per dwelling unit
2. One fish tank, not exceeding 25 gallons per dwelling unit
3. 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.

Attachment I. Flat Rent Schedule for FY 2003

Flat Rent Schedule Effective April 1, 2003						
Development Name	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
WASHINGTON VILLAGE						
Contract Rent		\$ 457	\$ 737	\$ 1,044		
Utility Allowance		\$ 28	\$ 34	\$ 40		
Gross Rent		\$ 485	\$ 771	\$ 1,084		
ROUDNER COURT						
Contract Rent		\$ 439	\$ 651	\$ 744	\$ 1,256	\$ 1,506
Utility Allowance		\$ 36	\$ 44	\$ 51	\$ 59	\$ 67
Gross Rent		\$ 475	\$ 695	\$ 795	\$ 1,315	\$ 1,573
SENIOR COURT						
Contract Rent	\$ 408	\$ 508				
Utility Allowance	\$ 41	\$ 44				
Gross Rent	\$ 449	\$ 552				
IRVING FREESE						
Contract Rent		\$ 508	\$ 637			
Utility Allowance		\$ 44	\$ 54			
Gross Rent		\$ 552	\$ 691			
LEROY DOWNS						
Contract Rent	\$ 367	\$ 458	\$ 738			
Utility Allowance	\$ 32	\$ 34	\$ 42			
Gross Rent	\$ 399	\$ 492	\$ 780			
JOHN SHOSTAK						
Contract Rent		\$ 516				
Utility Allowance		\$ 97				
Gross Rent		\$ 613				
20 WEST AVENUE						
Contract Rent		\$ 571				
Utility Allowance		\$ -				
Gross Rent		\$ 571				
KING KENNEDY						
Contract Rent		\$ 451	\$ 729	\$ 1,034	\$ 1,241	
Utility Allowance		\$ 112	\$ 139	\$ 172	\$ 204	
Gross Rent		\$ 563	\$ 868	\$ 1,206	\$ 1,445	
MEADOW GARDENS						
Contract Rent				\$ 1,032		
Utility Allowance				\$ 174		
Gross Rent				\$ 1,206		
SEAVIEW						
Contract Rent		\$ 593	\$ 764			
Utility Allowance		\$ 108	\$ 136			
Gross Rent		\$ 701	\$ 900			
ELMWOOD						
Contract Rent				\$ 917		
Utility Allowance				\$ 151		
Gross Rent				\$ 1,068		
FAIRFIELD AVENUE						
Contract Rent	\$ 461	\$ 576	\$ 741			
Utility Allowance	\$ 32	\$ 34	\$ 42			
Gross Rent	\$ 493	\$ 610	\$ 783			
CHAPEL STREET						
Contract Rent			\$ 637	\$ 764		
Utility Allowance			\$ 163	\$ 192		
Gross Rent			\$ 800	\$ 956		
MAIN AVENUE						
Contract Rent				\$ 1,189		
Utility Allowance				\$ 186		
Gross Rent				\$ 1,375		

Attachment J. Income Analysis of Public Housing Covered Developments

NHA conducts a quarterly analysis of the incomes of the families residing in covered developments to determine the EIR. The EIR determines which developments require income mixing for the next Quarter.

Income Analysis - The income analysis was conducted on September 30, 2002. The results are as follows:

Step 1 – NHA 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 then determined 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.

No	Development Name	Occupied Households	Total Income	Average Income
1	Chapel Street	29	\$550,906	\$18,997
2	Meadow Gardens	54	\$940,372	\$17,414
3	Roodner Court	214	\$2,377,855	\$11,111
4	36 Fairfield Avenue	28	\$519,966	\$18,570
5	356 Main Avenue	25	\$492,143	\$19,686
6	King Kennedy	31	\$457,922	\$14,772
7	Seaview/Elmwood	37	\$585,819	\$15,833
8	Washington Village	132	\$1,853,916	\$14,045

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

Aggregate Average Income: **\$14,143**

Established Income Range (85% - 115%): **\$12,022 to \$16,265**

Step 4 – The average household income for each covered development was then compared to the EIR to determine if the development is below, within or above the EIR.

Step 5 – The average income for the developments that fall above the EIR was compared to the area median income. A development with an income level that is at or below 30 percent of the area median income cannot be categorized as a high income development.

All developments were then categorized as low income, high income or within EIR. Low income developments are defined as those developments whose average household income is below the lowest point of the EIR (85%). High income developments are defined as those developments whose average household income is above the highest point of the EIR (115%) and is above the 30% of the area median income.

No	Development Name	Average Income	Area Median Income (FY 2002)	Average Income %	Type
1	Chapel Street	\$18,997	\$ 115,500	16%	Within EIR
2	Meadow Gardens	\$17,414	\$ 115,500	15%	Within EIR
3	Roodner Court	\$11,111	\$ 115,500	10%	Low Income
4	36 Fairfield Avenue	\$18,570	\$ 115,500	16%	Within EIR
5	356 Main Avenue	\$19,686	\$ 115,500	17%	Within EIR
6	King Kennedy	\$14,772	\$ 115,500	13%	Within EIR
7	Seaview/Elmwood	\$15,833	\$ 115,500	14%	Within EIR
8	Washington Village	\$14,045	\$ 115,500	12%	Within EIR

Attachment K. Definition of Substantial Deviation and Significant Amendment or Modification

HUD requires in 24 CFR 903.7(r) (2), that a HA must set forth the basic criteria will be used for denoting a substantial deviation from its 5-Year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan.

1. The NHA defines a substantial deviation from its 5-Year Plan as any change to its Mission, or the addition or deletion of a goal or objective (i.e., the means identified to implement various strategies are not considered a significant amendment).

The NHA defines a significant amendment or modification to its 5-Year or Annual Plan as:

1. Changes in timing of the completion of the means to attain a goal or objective of greater than one year from the timeframe initially submitted in the 5-Year Plan.
2. Adding or deleting strategies identified in the Annual Plan (i.e., the means identified to implement various strategies are not considered a significant amendment).

Other changes and progress made towards implementing the goals, objectives and strategies will be reported as part of the annual reporting process. Substantial deviations and significant amendments that are contemplated will be executed in accordance with 24 CFR 903.21.

Attachment L. Resident Advisory Board List and Comments

Resident Advisory Board Member List		
No	Name	Program
1	Dorothy Beamon	Public Housing
2	Julia McClester	Public Housing
3	Marianne Lane	Public Housing
4	Ora Scott	Public Housing
5	Andrea Lucsky	Section 8
6	Blanca Infante	Section 8
7	Patrick Matheus	Section 8
8	Wondreda Dorsey	Section 8
9	Crissy Berrie	Section 8
10	Vera Trenck	Public Housing
11	Mary Stewart	Public Housing
12	Bernadine Otello	Public Housing
13	Celia Telo	Public Housing
14	Anna Geneus	Public Housing
15	Marcelle Minault	Public Housing
16	Margaret Valentine	Public Housing
17	Anna Lee	Public Housing
18	Ernestine Cobb	Public Housing
19	Adeline Pote	Public Housing
20	Emma Harris	Public Housing
21	Stella Duffin	Public Housing
22	Fred Kaiser	Public Housing
23	Laine Dorleans	Public Housing
24	Marlene Hinton	Public Housing
25	Peggy Moschella	Public Housing

Attachment M. Action Plan for the FY2002 Customer Service & Satisfaction Survey

The HUD customer service and satisfaction survey for fiscal year 2002 identified 3 sections with a score lower than 75%. These sections and their scores are listed below:

- 1. Communication 66.5%
- 2. Safety 70.5%
- 3. Neighborhood Appearance 58.2%

In compliance with HUD regulations, NHA is submitting the follow-up action plan as part of its 2003 annual plan. The action plan identifies the actions to be taken in the next fiscal year, the target date of completion and the funding source, if applicable.

Communication:

NHA understands the important role that effective and clear communication plays in the success of the public housing program. It is NHA’s objective to clearly and effectively communicate to its residents the services, programs, events, procedures and other neighborhood activities and issues that relate to the public housing developments. NHA will take the following actions:

Action	Target Completion Date	Funding Source
Continue to respond to the “Suggestion Box” in lobby	On-going	Not Applicable
Continue to distribute annual reminders about rent collection policy and rules of the lease	On-going	Not Applicable
Ensure that written policies and procedures are distributed to the residents	On-going	Not Applicable
Continue to hold quarterly resident meetings and have an open agenda	Quarterly	Not Applicable
Continue to distribute resident brochure/flyer on enrichment events	On-going	Not Applicable
Provide updates, reminders and special programs at recertification time	On-going	Not applicable

Safety

It is NHA’s mission to provide safe, decent and affordable housing for low-income families. NHA will take the following actions in order to achieve its mission:

Action	Target Completion Date	Funding Source
Establish quarterly meetings between NHA and the police department	Quarterly	Not Applicable
Install new building lights at Washington Village	8/31/03	Weed and Seed Program
Install exterior mailboxes for Senior court and John Shostak so that the doors can be locked and the intercom be activated	8/31/03	Security enhancement grant
Advise residents by flyer of crime prevention activities including Community Policing, Police Bike Patrols, and Weed and Seed Program	8/31/03	Operating Budget
Promote positive things going on to build resident esteem of neighbors	On-going	Not Applicable
Expand resident parking program to prevent strangers from parking at the public housing development parking lots	11/30/03	Operating Budget

Neighborhood Appearance

It is NHA's goal and objective to maintain neat and orderly developments that compliment our communities. NHA will take the following actions to accomplish this objective.

Action	Target Completion Date	Funding Source
Create and implement cycle painting and refurbishing plan for interior common areas	3/31/04	Operating Budget
Test quarterly trash days on which large items can be picked up	Quarterly	Operating Budget
Maintain quarterly visual assessments by maintenance supervisors	Quarterly	Not Applicable
Include residents in property inspections	On-going	Not Applicable
Monitor car registration program at King-Kennedy, Chapel Street, 36 Fairfield Avenue, and Leroy Downs so Norwalk Housing Authority can take legal action on abandoned or inoperable cars by knowing owner	On-going	Not Applicable
Continue to advise Police Department monthly of abandoned cars to be towed away	On-going	Not Applicable
Continue to ask residents to dispose of trash properly	On-going	Not Applicable
Remove graffiti within 72 business hours or less when identified	On-going	Operating Budget

Action	Target Completion Date	Funding Source
Ask Police Department to disperse noisy gatherings. Have all maintenance, modernization and inspection staff report loud noise(s) to Housing Operations Department who will follow up with residents, including legal action if necessary	On-going	Not Applicable
Continue to exterminate pests regularly and on an as needed basis. Distribute flyer to remind residents that special extermination services can be arranged. Notify residents at move-in regarding regular and special extermination services.	On-going	Operating Budget
Implement and coordinate special programs that involve the kids and residents for the upkeep and cleaning at the development, Pilot at Washington Village	On-going	Not Applicable
Continue fine fees for not disposing trash properly	On-going	Not Applicable

Attachment N. FY 1999 Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 146,867	\$ 146,867	\$ 146,867	\$ 146,867
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ -	\$ 198,450	\$ 198,450	\$ 198,450
10	1460 Dwelling Structures	\$ 90,000	\$ 198,450	\$ 1,063,576	\$ 1,063,576
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 301,867	\$ 608,767	\$ 1,473,893	\$ 1,473,893
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 766,806	\$ 766,806	\$ 766,806	\$ 766,806

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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 Ave.	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 St.	Repair roof	1460	5 bldgs.	\$ 60,000	\$ 26,710	\$ 26,710	\$ -	Complete by 03/02
NHA wide	Sidewalk repairs	1450	12500 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
	Administration	1410		\$ 146,867	\$ 146,867	\$ 146,867	\$ 146,867	
	Fees and Costs	1430		\$ 65,000	\$ 65,000	\$ 65,000	\$ 61,036	

Attachment O. FY 2000 Capital Fund Program Tables

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 100,000	\$ 100,000		
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 146,800	\$ 146,800	\$ 146,800	\$ 146,800
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 66,200	\$ 66,200	\$ 66,200	\$ 58,481
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 1,305,439	\$ 1,305,439	\$ 429,977	\$ 74,782
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,518,439	\$ 1,518,439	\$ 642,977	\$ 280,063
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 1,233,439			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NHA Wide	Sidewalks	1460			\$ 26,186	\$ 6,319	\$ 3,229	under construction
2-1 / Washington Village	Heat System	1460		\$ 565,000	\$ 565,000	\$ 57,913	\$ 55,153	in process of bidding
2-2 / Roodner Court	Bathrooms	1460		\$ 668,439	\$ 520,939	\$ 315,850	\$ 16,400	on schedule
2-4 / Freese	Windows	1460			\$ 45,000			
	Windows			\$ 100,000	\$ 100,000			
2-7 / 20 West	Repaint Buildings	1460		\$ 72,000	\$ 72,000			
2-8 / King Kennedy	Smoke Detectors	1460			\$ 22,400	\$ 22,400	\$ -	on schedule
2-17 / Seaview	Smoke Detectors	1460			\$ 40,019	\$ 24,600	\$ -	on schedule
2-17 / Elmwood	Smoke Detectors	1460			\$ 2,895	\$ 2,895		completed
2-18 / Fairfield	Roofs	1460			\$ 11,000			on schedule
	Administration	1410		\$ 146,800	\$ 146,800	\$ 146,800	\$ 146,800	completed
	Fees and costs	1430		\$ 66,200	\$ 66,200	\$ 66,200	\$ 58,481	95% complete

Attachment P. FY 2001 Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 100,000			
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 146,800	\$ -	\$ -	\$ -
5	1411 Audit		\$ -	\$ -	\$ -
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 66,200	\$ -	\$ -	\$ -
8	1440 Site Acquisition		\$ -	\$ -	\$ -
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 1,336,355	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 1,549,355	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 632,000	\$ -	\$ -	\$ -

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Norwalk		Capital Fund Program Grant No: CT 26 P002 50101 Replacement Housing Factor Grant No:			2001			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
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 / Seaview Apartments	Heat and Hot Water	1460		\$ 145,000				
	Kitchens and Baths	1460		\$ 200,000				
2-18 / 36 Fairfield Ave.	Tubs	1460		\$ 40,000				
	Administration	1410		\$ 146,800				
	Fees and costs	1430		\$ 66,200				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Norwalk			Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
2-1 / Washington Village	03/31/03			09/30/04			
2-3 / Senior Court	03/31/03			09/30/04			
2-4 / Irving Freese	03/31/03			09/30/04			
2-7 / 20 West Avenue	03/31/03			09/30/04			
2-8 King Kennedy	03/31/03			09/30/04			
2-17 / Seaview Apartments	03/31/03			09/30/04			
2-18 / 36 Fairfield Ave.	03/31/03			09/30/04			

Attachment Q. FY 2002 Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	100,000			
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	147,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,203,154			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,470,154			
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	164,000			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
2-1 Washington Village	Bathroom Replacement	1460	136	867,154	867,154			BIDS RECEIVED
2-3 Senior Court	Kitchens/Baths	1460	60		22,000	22,000		CONT BEGINNING
2-4 Irving Freese	Replace Porch Roofs	1460	60	25,000	25,000			
2-8 King Kennedy	Replace Floors @ Vacancy	1460		50,000	50,000			IN PROCESS
2-16 Meadow Gardens	Replace Windows	1460	54	220,000	123,000		216	BEING REPROGRAMED
	Exterior Caulking	1460		26,000	26,000			BEING REPROGRAMED
	Roof Membrane	1460		15,000	15,000			
2-17 Seaview	Kitchens/Baths	1460	34		31,000	31,000		
2-18 Fairfield	Bathrooms	1460	29		44,000	44,000		
	Architect & Engineering	1430		120,000	120,000	81,522	57,544	ON SCHEDULED
	Administration	1410		147,000	147,000	147,000	38,572	ON SCHEDULED
				1,470,154	1,470,154	325,522	96,332	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Norwalk		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
2-1 Washington Village	06/30/03			06/30/06			
2-3 Senior Court	06/30/03			06/30/06			
2-4 Irving Freese	06/30/03			06/30/06			
2-8 King Kennedy	06/30/03			06/30/06			
2-16 Meadow Gardens	06/30/03			06/30/06			
2-17 Seaview	06/30/03			06/30/06			
2-18 Fairfield	06/30/03			06/30/06			

Attachment R. Public Hearing

In compliance to HUD regulations the Norwalk Housing Authority held a public hearing to discuss its Five-Year and Annual Plan for fiscal year 2003.

NHA published a notice, more than 45 days prior to the schedule date, indicating that the public hearing to present the plan and further public comments was to be held. Furthermore, NHA maintained a copy of the plan and all relative documents at its central office for public review.

The public was held on Monday December 16, 2002 at 5:30PM in the Leroy Downs Community Room. There were no attendees and therefore no comments to report.