

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Norwalk Housing Authority PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

NORWALK HOUSING AUTHORITY
24½ Monroe Street
South Norwalk, CT 06854
203-838-8471



FINAL VERSION 1-12-2007

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: CT 002

PHA Fiscal Year Beginning: (04/2007)

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 2005 - 2009

[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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Study feasibility of tax credit funding in 2005
 - Study feasibility of bond financing in 2005
 - Pursue HOPE VI financing opportunity
 - Acquire or build units or developments
 - Explore feasibility of bond funded acquisition in 2005

- Explore feasibility of other housing development opportunitiesOther (list below)
 - Participate in the development and implementation of the City's Consolidated Plan
 - Pursue passage of an inclusionary zoning by-law in Norwalk 2005
 - Pursue passage of linkage fees by-law in Norwalk in 2005

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management:
 - Improve voucher management:
 - Increase customer satisfaction:
 - Continue procedures for improved customer service reception
 - Concentrate on efforts to improve specific management functions:
 - Timely resolution of PHAS & SEMAP deficiencies, if any, during 2004–2009
 - Explore ways to increase program revenues
 - Upgrade computer system to assist in program management and performance measurement
 - Renovate or modernize public housing units:
 - Meet obligation and expenditure schedule for Capital Funds during 2004-2009
 - Increase annual funding from the Community Development Block Grant Program
 - Redevelop public housing projects into mixed income developments:
 - Conduct public housing redevelopment analysis in 2005
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Continue voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords in non-poverty census tracts
 - Review voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Study feasibility of public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Explore opportunity to become a MTW agency
 - Negotiate opportunities for placing public housing 'vouchers' and housing choice vouchers in new and existing market rate developments

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:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - Pursue mixed income development opportunities
 - Improve admission screening
 - Sustain lease enforcement activities
 - Sustain designation of certain properties as senior/physically disabled

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:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - Continue and expand Learning Center Program
 - Address issues of academic achievement and graduation rates of NHA children and youth, including truancy prevention.

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:
 - 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:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
 - Explore development of project based HCV acquisition/development for disabled populations

Other PHA Goals and Objectives: (list below)

Annual PHA Plan: PHA Fiscal Year 2007

[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 HCV 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.

The current stated mission of the NHA is:

To provide safe, decent and affordable housing, and to assist the low-income housing participants to become self-sufficient

The NHA working assumptions are as follows:

- Concentrations of poverty are detrimental to the well-being and life success of residents and communities
- Housing authorities should serve the full range of incomes from 0% to 80% of median annual income for the Bridgeport-Stamford-Norwalk Metropolitan Statistical Area not just those in poverty (i.e., <30% median).
- Housing developments should be built and designed to be similar to housing in the neighborhood including being mixed income and should be competitive in amenities and services with other housing in the market area.
- Housing authorities should be asset managers not just property managers thus focusing on ensuring that the most cost effective strategies are used for investment, management and services.
- Homeownership, not just rental housing, should be a major strategy.
- Housing authorities should be the leader for ensuring that the community promotes a wide range of housing and work opportunities for lower income

people through such initiatives as removing regulatory barriers, providing zoning incentives, utilizing local funds and mobilizing local institutions to address low income needs.

The major initiatives proposed for the five year period of April 1st 2005 through March 31st 2009 and all of which have commenced or will commence in the third year are:

1. Continue to implement the HCV homeownership program including the provision of a preference for residents in public housing willing and able to become homeowners to secure a Housing Choice Voucher.
2. Expand and strengthen the Learning Center Program to serve all ranges of people and particularly to close the academic achievement gap especially utilizing increased cooperation with and funding from the City's Community Development Block Grant Program.
3. Pursue the redevelopment of housing projects into mixed income, mixed tenure and where appropriate, mixed use developments to reduce concentrations of poverty and increase the opportunity for residents to succeed and become more independent, especially utilizing the HOPE VI program, the Section 32 program, bond financing and other mixed use financing.
4. Pursue the development of special needs housing to serve special populations such as the mentally ill and the frail elderly, utilizing a variety of financing and development approaches including project based HCV (Section 8).
5. Review and amend the marketing and admission program of the NHA to enhance its ability to attract a broad range of incomes, a high caliber family life and to reward those who are trying to increase their independence. This will focus on such strategies as: improving the appeal of housing owned by the NHA not only through redevelopment but also by providing amenities and services which make it competitive in the market place and advertising the 'NHA advantage'; supporting residents and applicants with a Language Assistance Plan; amending the preferences for selection from the waiting list; and implementing improved screening through pre-occupancy drug testing.
6. Continue to encourage parental involvement in the academic outcomes of their children by establishing a type of PTO for the Learning Center Program and by implementing ways to support school success and hold parents accountable for their children's attendance at school, such as the Truancy program initiated in year 2.
7. Continue to advocate for the passage of an inclusionary zoning and linkage fee program by the City of Norwalk so that a more balanced growth can be attained to the benefit not only of current lower paid workers such as teachers and nurses but also so that industry can survive and grow in the area.
8. Review HUD Asset Management requirements and design an asset management system appropriate for the NHA.
9. Undertake a survey of 'aging in place' needs of NHA customers and review the adequacy of NHA properties to meet congregate and assisted living needs.

10. Review security at all properties with particular focus on expansion of keyless entry to buildings and units, lighting in public areas and control over illegal occupants.
11. Explore capitalization of the Capital Fund Program.

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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ATTACHMENTS

Required Attachments

- Attachment A Admissions Policy for Deconcentration
- Attachment B FY 2003 - 2006 Capital Fund Program Annual Statements
- Attachment C FY 2007 Capital Fund Program Annual Statement
- Attachment D Most Recent Board-Approved Operating Budget

Optional Attachments

- Attachment E Capital Fund Program 5 Year Action Plan
- Attachment F Organizational Chart
- Attachment G Resident Advisory Board Membership List
- Attachment H Progress Report (Year 2 of 5 Year 2005-2009)
- Attachment I RAB and Public Hearing Comments
- Attachment J Flat Rent Schedule
- Attachment K NHA Services and Programs
- Attachment L Action Plan for the FY2006 Customer Service & Satisfaction Survey
- Attachment M Amendments to LRPH (ACOP) and HCV Administrative Plans
- Attachment N Certifications

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
X	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	HCV Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	HCV rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in HCV Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	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	HCV informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in HCV 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
X	Policies governing any HCV Homeownership program <input checked="" type="checkbox"/> check here if included in the HCV 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 HCV	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
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	Annual Plan: Annual

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

The housing needs of the jurisdiction were compiled from the HUD CHAS datasets which in turn were derived from the 2000 US Census. There is no additional information available at this time to update the data.

Housing Problems

Name of Jurisdiction: Norwalk city, Connecticut		Source of Data: US Census 2000				Data Current as of: 2000					
All Households by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other House- holds	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other House- holds	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <=50% MFI	1,450	2,408	730	1,493	6,081	2,123	843	279	523	3,768	9,849
2. Household Income <=30% MFI	1,033	1,114	410	764	3,321	1,054	299	110	265	1,728	5,049
3. % with any housing problems	67.1	75.3	86.6	77.1	74.6	80.6	88.3	100	79.2	83	77.4
4. % Cost Burden >30%	66.7	74.1	78	77.1	73	80.6	84.9	100	79.2	82.4	76.2
5. % Cost Burden >50%	43.1	57	37.8	62.8	51.6	53.1	80.3	100	58.5	61.6	55.1
6. Household Income >30% to <=50% MFI	417	1,294	320	729	2,760	1,069	544	169	258	2,040	4,800
7. % with any housing problems	46	63.7	67.2	69.8	63	42	71.5	88.8	90.3	59.9	61.7
8. % Cost Burden >30%	45.1	54.8	39.1	69.3	55.3	41.1	71.5	82.8	90.3	58.9	56.8
9. % Cost Burden >50%	12.9	7.3	4.7	17.1	10.4	18.6	48.7	44.4	73.6	35.7	21.2
10. Household Income >50 to <=80% MFI	113	340	109	389	951	339	355	153	160	1,007	1,958
11. % with any housing problems	55.8	30.9	54.1	47.3	43.2	30.7	59.2	70.6	68.8	52.8	48.2
12. % Cost Burden >30%	55.8	22.1	3.7	44.7	33.2	30.7	59.2	61.4	68.8	51.4	42.6
13. % Cost Burden >50%	3.5	0	0	1	0.8	8.8	18.3	2.6	37.5	15.8	8.5
14. Household Income >80% MFI	225	2,148	450	2,559	5,382	2,908	8,379	1,448	2,725	15,460	20,842
15. % with any housing problems	11.1	12.5	64.4	11.3	16.2	13.3	17.5	25.1	21.7	18.1	17.6
16. % Cost Burden >30%	11.1	5	3.3	9.3	7.2	13.3	16.5	16.1	21.7	16.8	14.3
17. % Cost Burden >50%	0	0.2	0	0.4	0.3	3.4	1.8	1	3.9	2.4	1.8
18. Total Households	1,788	4,896	1,289	4,441	12,414	5,370	9,577	1,880	3,408	20,235	32,649
19. % with any housing problems	54.4	41.6	71.3	35.4	44.3	33.4	24.3	38.9	33.5	29.6	35.2
20. % Cost Burden >30	54	35.1	36	33.9	37.5	33.2	23.4	30.7	33.5	28.4	31.8
21. % Cost Burden >50	28.1	15	13.2	13.9	16.3	16.6	7.5	10.8	15	11.5	13.3

Housing Problems

Name of Jurisdiction: Norwalk city, Connecticut		Source of Data: US Census 2000			Data Current as of: 2000				
Hispanic Households by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Family Households	All Other House- holds	Total Renters	Elderly 1 & 2 member households	Family Households	All Other House- holds	Total Owners	Total Households
	(A)	(B) & (C)	(D)	(E)	(F)	(G) & (H)	(I)	(J)	(L)
1. Household Income <=50% MFI	150	1,215	200	1,565	40	180	24	244	1,809
2. Household Income <=30% MFI	125	590	95	810	25	65	20	110	920
% with any housing problems	64	90.7	73.7	84.6	40	76.9	50	63.6	82.1
3. Household Income >30 to <=50% MFI	25	625	105	755	15	115	4	134	889
% with any housing problems	100	66.4	61.9	66.9	0	91.3	100	81.3	69.1
4. Household Income >50 to <=80% MFI	0	190	40	230	15	75	10	100	330
% with any housing problems	N/A	47.4	25	43.5	0	86.7	0	65	50
5. Household Income >80% MFI	0	560	170	730	20	575	45	640	1,370
% with any housing problems	N/A	46.4	23.5	41.1	0	27	33.3	26.6	34.3
6. Total Households	150	1,965	410	2,525	75	830	79	984	3,509
% with any housing problems	70	66.2	45.1	63	13.3	45.2	36.7	42.1	57.1

Housing Problems

Name of Jurisdiction: Norwalk city, Connecticut		Source of Data: US Census 2000			Data Current as of: 2000				
Black (Non-Hispanic) Households by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Family Households	All Other House- holds	Total Renters	Elderly 1 & 2 member households	Family Households	All Other House- holds	Total Owners	Total Households
	(A)	(B) & (C)	(D)	(E)	(F)	(G) & (H)	(I)	(J)	(L)
1. Household Income <=50% MFI	400	1,025	350	1,775	124	184	33	341	2,116
2. Household Income <=30% MFI	340	490	205	1,035	54	44	8	106	1,141
% with any housing problems	70.6	64.3	61	65.7	92.6	90.9	50	88.7	67.8
3. Household Income >30 to <=50% MFI	60	535	145	740	70	140	25	235	975
% with any housing problems	33.3	51.4	69	53.4	50	85.7	100	76.6	59
4. Household Income >50 to <=80% MFI	8	60	50	118	15	65	20	100	218
% with any housing problems	50	75	50	62.7	100	38.5	100	60	61.5
5. Household Income >80% MFI	20	450	220	690	145	940	175	1,260	1,950
% with any housing problems	0	22.2	13.6	18.8	41.4	26.6	28.6	28.6	25.1
6. Total Households	428	1,535	620	2,583	284	1,189	228	1,701	4,284
% with any housing problems	61.7	47.9	45.2	49.5	56.3	36.6	43.4	40.8	46.1

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)

B. Housing Needs of Families on the Public Housing and HCVF 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"/>	HCV tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined HCV 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	827		124
Extremely low income (<=30% AMI)			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	459	55%	
Elderly families	19	2%	
Families with Disabilities	59	7%	
Race White	376	45%	
Race Black	442	53%	
Race Other	9	1%	
Race Non Hispanic	631	76%	

Housing Needs of Families on the Waiting List			
Race Hispanic	196	24%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	314	38%	
2 BR	358	43%	
3 BR	146	18%	
4 BR	7	1%	
5 BR	2	>1%	
5+ BR	0	0%	0
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, except for applicants for Senior apartments and 3,4 and 5 bedroom units, and applicants for any barrier-free unit, as of October 19, 2005.</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 12 Months as of 10/2006</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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, applicants for Senior apartments and 3,4 and 5 bedroom units, and applicants for any barrier-free unit.</p>			

Housing Needs of Families on the Waiting List			
<p>Waiting list type: (select one)</p> <p><input checked="" type="checkbox"/> HCV tenant-based assistance</p> <p><input type="checkbox"/> Public Housing</p> <p><input type="checkbox"/> Combined HCV and Public Housing</p> <p><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p>If used, identify which development/subjurisdiction:</p>			
	# of families	% of total families	Annual Turnover
Waiting list total	795		101
Extremely low income (<=30% AMI)	795	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	433	64%	
Elderly families	16	7%	
Families with Disabilities	59	5%	
Race White	232	34%	
Race Black	437	65%	

Housing Needs of Families on the Waiting List			
Race Other	5	>1%	
Race Non Hispanic	677	76%	
Race Hispanic	206	24%	
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)? 72 months – Regular closed on 1/31/2001. Disabled list closed 3/10/05 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, Disabled 1-BR, and Shelter Plus Care, LRPB candidates for homeownership only)			

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 [2007]**, 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
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units which may be lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through HCV replacement housing resources
- Maintain or increase HCV lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase HCV lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase HCV lease-up rates by effectively screening HCV 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 97% utilization rate in HCV program

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

Select all that apply

- Apply for additional HCV 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 HCV tenant-based assistance.
- Other: (list below)
 - Study opportunities and develop partners for leveraging affordable housing resources for mixed-finance housing
 - Secure passage of inclusionary zoning and linkage programs

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 HCV 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

- Continue designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - Maintain senior and physically disabled designations

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
- Implement actions to respond to any Section 504 audit findings
- 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)
 - Create project based HCV developments for the disabled
 - Pursue opportunities to develop special needs housing, especially for the mentally ill

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 HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the HCV program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - Market HCV 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)
 - Cutbacks in funding from HUD

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 HCV assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based HCV 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, HCV tenant-based assistance, HCV supportive services or other.

Financial Resources: Planned Sources and Uses April 1, 2007 – March 31, 2008		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	3,501,000	
b) Public Housing Capital Fund	1,300,000	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	

Financial Resources: Planned Sources and Uses April 1, 2007 – March 31, 2008		
Sources	Planned \$	Planned Uses
e) Annual Contributions for HCV Tenant-Based Assistance	8,767,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	400,000	
h) Community Development Block Grant	90,000	• Learning Center Programs
i) HOME/ADDI	50,000	Homeownership Down payment Program
Other Federal Grants (list below)	63,000	Homeownership Coordinator
Mod Rehab (163 units)	2,241,000	Monterey Village
Single Room Occupancy (8 units)	78,000	
New Construction (45 units)	436,000	Cedar Court
Family Self Sufficiency	126,000	HCV and PH
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	None	
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	2,212,000	Operations
4. Other income (list below)		
Interest on General Fund Investments	20,000	Operations
HCV Administrative Fees	554,950	Operations
4. Non-federal sources (list below)		
State Multi-Family (308 units)	4,674,376	Housing
Congregate Housing	642,000	
Total resources	\$25,155,326	

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 25 families certified eligible for 1-3 BR, less than 12 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
 - Adult applicant undergoes drug testing

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
 - Households offered a zero bedroom (efficiency) unit may reject it and remain in place on the waiting list
- 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 and may be fewer if more than twenty (20) vacancies.
 - 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)

- 3 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
3 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)
2 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: Washington Village

See Attachment A: Admissions Policy for Deconcentration

- 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: Washington Village
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

- 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: The NHA strategy at this time is to attract and retain higher income families for Washington Village and to retain higher income families for 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. HCV

Exemptions: PHAs that do not administer HCV are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based HCV assistance program.**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the HCV 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 HCV 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:

- Three 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 HCV program to families at or below 30% of median area income?

- b. Preferences

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

- Residents in Low Rent Public Housing in Norwalk who are candidates for homeownership and residents of Colonial Village and residents of 16 School Street.

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
Date and time is applied separately and only within the disabled, family unification and shelter plus and residents who are candidates for homeownership preference pools. All others are chosen by lottery.

Former Federal preferences

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

Other preferences (select all that apply)

- 0 Working families and those unable to work because of age or disability
0 Veterans and veterans' families
0 Residents who live and/or work in your jurisdiction
0 Those enrolled currently in educational, training, or upward mobility programs
0 Households that contribute to meeting income goals (broad range of incomes)
0 Households that contribute to meeting income requirements (targeting)
0 Those previously enrolled in educational, training, or upward mobility programs
0 Victims of reprisals or hate crimes
 Other preference(s) (list below)
1 Disabled Households requiring 1 bedroom voucher
1 Residents in Low Rent Public Housing in Norwalk who are candidates for homeownership and residents of Colonial Village and residents of 16 School Street

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

- Date and time of application

Date and time is applied separately and only within the disabled, who are candidates for homeownership preference pools.

- Drawing (lottery)

Households without a preference are selected by lottery.

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 HCV Assistance Programs

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

- The HCV Administrative Plan
 Briefing sessions and written materials
 Other (list below)
 Family Unification—Grant application and rules for implementing grant
 Disability Vouchers—Grant application and rules for implementing grant
 Shelter Plus Care—Grant application and rules for implementing grant

b. How does the PHA announce the availability of any special-purpose HCV 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 the 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 (**This section does not apply to the NHA.**)

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 exceeding \$200 annually.

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 HCV rent reasonableness study of comparable housing (**see attachment**)
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

See Attachment J: Flat Rent Schedule

B. HCV Tenant-Based Assistance

Exemptions: PHAs that do not administer HCV 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 HCV assistance program.**

(1) Payment Standards

Describe the voucher payment standards and policies.

Funds are reserved in the ACC using the payment standard in effect when the LHA's application for a funding increment is approved. There is one payment standard for each fair market rent area within its jurisdiction, based on bedroom size. It is not less than 80% of the published FMRs (when payment standard is adopted) and not more than 110% of the FMR and the community wide accepted rent. The standards in effect as of December 1, 2006 are \$990 (0BR) [95% of FMR 1,046] \$1,202 (1BR) [94% of FMR 1,274], \$1,520 (2BR) [95% of FMR 1,592], \$2,010 (3BR) [97% of FMR 2,074], \$2,400 (4BR) [96% of FMR 2,500], \$2,719 (5+ BR). These amounts reflect 97% of the published FMR.

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 the 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. HCV 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.

See Attachment F: Organizational Chart

- A brief description of the management structure and organization of the PHA follows:

As is common in Connecticut, the Norwalk Housing Authority manages both Federal and State funded and regulated housing developments. As much as permitted by regulation, the agency has combined regulations and operating procedures. The major areas in which procedures differ concern capital programs (there is no formula capital funding for state aided developments) and changes issuing from the Quality Housing and Work Responsibility Act of 1998, such as preferences in admission.

The Agency has a five member Board of Commissioners, appointed by the Mayor with Common Council concurrence, and one must be a tenant. There is an Executive Department including senior staff of an Executive Director and Deputy Executive Director. Other Division Directors are Finance, Construction Management and Housing Operations.

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	140
HCV Vouchers	680	30
HCV Certificates	NA	NA
HCV Mod Rehab	163	26
Special Purpose HCV Certificates/Vouchers (list individually)		
FSS Vouchers	36	4
Family Unification	8	1
Disability	107	12
Shelter Plus Care	10	2
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 HCV management.

Public Housing Maintenance and Management: (list below)

Admissions and Occupancy Plan

Maintenance Plan

- Pet Policies
- Pest Extermination Policy
- Fence Policy
- Inventory Control Policy
- Rental and Occupancy Policy
- Policy and Procedures for Physical Inspections
- Appliance Policy
- Elevated Blood lead in children
- Emergency Action Plan
- Safety Policy
- Vehicle Use Policy
- Hazardous Chemical Usage/Storage Policy
- Fire safety
- Snow Plan

Housing Choice Voucher Management: (list below)

Administrative Plan

- Homeownership 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. HCV-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. HCV Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the HCV tenant-based assistance program and informal hearing procedures for families assisted by the HCV 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: HCV 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)

See Attachment B: Open Capital Fund Program Annual Statements

See Attachment C: FY2007 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)

See Attachment E: 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:
Roodner Court

- 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:
Roodner Court

- 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: HCV 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:
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; HCV 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 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 physical disabilities <input checked="" type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted on October 5 2003	
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 60 DU (4) West Avenue 2-7 54 DU
(2) John Shostak 2-6 40 DU (5) Leroy Downs 2-5 49 DU
(3) Irving Freese 2-4 60 DU

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; HCV 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 **Note** 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:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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: HCV 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. HCV Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a HCV 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: See HCV Administrative Plan

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the HCV 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 HCV Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

NOTE: The HCV Homeownership Plan previously submitted and approved by HUD is contained in the NHA HCV Administrative Plan

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. HCV 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
- HCV admissions policies
- Preference in admission to HCV 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 HCV homeownership option participation
- Other policies (list below)
 - Flat Rents
 - FSS Program for HCV and LRP

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.)

See Attachment K: NHA Services and Programs

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of:3/31/2006)
Public Housing	30	12
HCV	36	35

- 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

The NHA Community Service Requirement in on file at the Main Office.

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 HCV 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
- 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	All Developments
Private investigative services	X
Comprehensive criminal screening	X

Service	All Developments
Parking registration and towing	X
Extensive youth activities	X
Intercoms and entrance door lock	X
New Admission Police Briefing	X
Special meetings with Police & Residents as needed	X
Video camera monitoring on a pilot basis	X
Wand entry systems	At 4 developments
Adult Applicant Drug Testing	X

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

- Meadow Gardens
- 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)

- Meadow Gardens
- 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)]

The Pet Policy is on file at the NHA Main Office

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

See Attachment Q: Certifications. Civil rights certifications are included in the PHA Plan Certification 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?
1. 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: HCV 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)
 - Development Based Budgeting
 - Competitive Market Analysis

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

See Attachment I: RAB and Public Hearing Comments

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

By State Statute, one Commissioner must be an NHA Resident who is appointed by the Mayor of the City of Norwalk, and ratified by the Common Council.

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 HCV tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

See Attachment G: Resident Advisory Board Membership 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 HUD's CHAS Dataset (2000) and in Norwalk's 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)
 - Pursuit of Affordable Homeownership program

The NHA has made recommendations to the Consolidated Plan process for increased budgets and for changes in the zoning ordinances as well as other ideas and comments.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - a. The City will study the need for inclusionary zoning
 - b. The City will support the redevelopment of Roodner Court including any application for HOPE VI, Section 32, floating of Bonds, application for Tax Credit financing and any rezoning of the properties.
 - c. The City will support the Learning Center Programs as well as the Capital Needs of developments and their immediate neighborhood.
 - d. The City will support planning and A&E for the redevelopment of NHA owned properties.
 - e. The City will support the development of homeownership housing on West Cedar Street and A&E for development planning.

D. Other Information Required by HUD

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).
3. Budgetary line item or total changes in excess of 30% of the original line item or totals.

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.

Attachments

Required Attachments

- Attachment A Admissions Policy for Deconcentration
- Attachment B FY 2003 - 2006 Capital Fund Program Annual Statements
- Attachment C FY 2007 Capital Fund Program Annual Statement
- Attachment D Most Recent Board-Approved Operating Budget

Optional Attachments

- Attachment E Capital Fund Program 5 Year Action Plan
- Attachment F Organizational Chart
- Attachment G Resident Advisory Board Membership List
- Attachment H Progress Report (Year 2 of 5 Year 2005-2009)
- Attachment I RAB and Public Hearing Comments
- Attachment J Flat Rent Schedule
- Attachment K NHA Services and Programs
- Attachment L Action Plan for the FY2006 Customer Service & Satisfaction Survey
- Attachment M Amendments to LRPH (ACOP) and HCV Administrative Plans
- Attachment N Certifications

**ATTACHMENT A: DECONCENTRATION ANALYSIS AND ADMISSIONS
POLICY FOR DE-CONCENTRATION**

Date of report: **September 30, 2006**

As part of the deconcentration activity required by HUD, Norwalk Housing Authority conducts a new study of income averages at the end of each quarter. The date of this study is September 30, 2006.

The rule requires housing authorities to conduct a deconcentration analysis as part of its agency plan (24 CFR 903) to determine whether the average family income in each covered public housing development falls within an Established Income Range (EIR). The EIR is defined as between 85 percent and 115 percent of the average family income for the entire PHA. For any development where the average income is outside the acceptable range, the housing authority must develop a concrete strategy to meet the goals of deconcentration. It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

For lower income developments, the process may involve temporarily skipping lower income families on the waiting list in order to offer vacant units to higher income families. Please see Admissions and Continued Occupancy Policy elsewhere for details.

The tables below show the covered developments.

Average income for the covered developments is obtained through Tenant Statistics.

Average income for this study is: \$ 16,518.00 .

85% of this amount is: \$ 14,040.00 .

115% of this amount is: \$ 18,996.00 .

Stamford-Norwalk Median Family Income (MFI) for 09/06 is \$ 116,300.00.

30% of the Stamford-Norwalk median income (FY 2006) is \$ 34,890.00.

The average income of each covered development is determined through Tenant Statistics. The table below shows the total of all household income in each development. The average was obtained by dividing the total by the occupied units in that development.

TABLE 2

No.	Development Name	Occupied Households	Total Income	Average Income
1	Chapel Street	30	650,303	21,677
2	Meadow Gardens	56	1,107,597	19,779
3	Roodner Court	226	3,381,937	14,964
4	36 Fairfield Avenue	30	526,226	17,541
5	356 Main Avenue	23	552,981	24,043
6	King Kennedy	32	784,460	24,514
7	Seaview/Elmwood	38	637,864	16,786
8	Washington Village	141	1,873,142	13,285
Total		576	9,514,510	16,518

Developments in which the average income is less than \$ 14,040 (85% of the total average income) are the following:

Washington Village

The skipping process may apply to those applicants whose incomes are at least \$1 above the total average income for the quarter, that is, above:

\$ 16,518

This income level applies to skipping during the period 10/01/2006 through 12/31/06.

The specific skipping strategy that Norwalk Housing Authority adopted is to offer each vacant unit to as many as five applicant families whose income is above the average. If this procedure does not result in one of the families accepting the unit, the unit may be offered to the family at the top of the waiting list.

This report has been compiled by the Director of Housing Operations, is copied to the Deputy Director and is distributed to the Admissions Specialist.

Attachment B: FY 2003-2006 Capital Fund Annual Statements

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

PHA Name: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:9/30/2006 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1.	Total non-CFP Funds	0			
2.	1406 Operations	120,000	0	0	0
3.	1408 Management Improvements	0	0	0	0
4.	1410 Administration	125,000	0	0	0
5.	1411 Audit				
6.	1415 Liquidated Damages	0	0	0	
7.	1430 Fees and Costs	100,000	0		
8.	1440 Site Acquisition		0	0	0
9.	1450 Site Improvement	127,000	0	0	0
10.	1460 Dwelling Structures	818,574	0	0	0
11.	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12.	1470 Nondwelling Structures	0	0	0	0
13.	1475 Nondwelling Equipment	0	0	0	0
14.	1485 Demolition	0	0	0	0
15.	1490 Replacement Reserve	0	0	0	0
16.	1495.1 Relocation Costs	0	0	0	0
17.	1498 Mod Used for Development	0	0	0	0
18.	1502 Contingency	0	0	0	0
19.	Amount of Annual Grant: (sum of lines 2 – 18)	1,290,574	0	0	0
20.	Amount of line 19 Related to LBP Activities				
21.	Amount of line 19 Related to Section 504 compliance				
22.	Amount of line 19 Related to Security				
23.	Amount of line 21 Related to Energy	270,000			

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

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:9/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	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: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1460		120,000		120,000		On Schedule
	ADMINISTRATION	1410		125,000		125,000		On Schedule
	FEES AND COSTS	1430		100,000				On Schedule
2-4 Irving Freese	Smoke Detectors	1460		100,000				On Schedule
2-5 Leroy Downs	Kitchens	1460		93,000				On Schedule
2-6 John Shostak	Smoke Detectors	1460		70,000				
2-8 King Kennedy	Floors- Asbestos Removal	1460		30,000				On Schedule
	Kitchens	1460		75,000				On Schedule
	GCFI/CO Detectors	1460		9,000				On Schedule
	Site Lighting	1460		5,000				On Schedule
	Bathrooms	1460		30,000				On Schedule
2-16 Meadow Gardens	Floors- Asbestos Removal	1460		25,000				On Schedule
	Repave road/walks	1450		127,000				On Schedule

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

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
2-18 Fairfield Ave	Windows	1460		110,000				On Schedule
	Kitchen Counters	1460		15,000				On Schedule
	Baths/ partial	1460		30,000				On Schedule
2-19 Chapel St.	Subfloors	1460		15,000				On Schedule
2-22 Main Ave.	Clad Windows	1460		25,000				On Schedule
	Stair Risers	1460		26,574				On Schedule
	Windows	1460		160,000				On Schedule
				1,290,574		245,000		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program No: CT 26 P002 50106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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		
2-4 Irving Freese	8/31/09			8/31/10				
2-5 Leroy Downs	8/31/09			8/31/10				
2-6 John Shostak	8/31/09			8/31/10				
2-8 King Kennedy	8/31/09			8/31/10				
2-16 Meadow Gardens	8/31/09			8/31/10				
2-18, Fairfield Ave.	8/31/09			8/31/10				
2-19 Chapel St.	8/31/09			8/31/10				
2-22 Main Ave.	8/31/09			8/31/10				

Attachment B 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: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1.	Total non-CFP Funds	0	0		
2.	1406 Operations	130,000	130,000	130,000	127,991
3.	1408 Management Improvements	0	0	0	0
4.	1410 Administration	135,000	135,000	135,000	135,000
5.	1411 Audit				
6.	1415 Liquidated Damages	0	0	0	
7.	1430 Fees and Costs	85,000	85,000		
8.	1440 Site Acquisition			0	0
9.	1450 Site Improvement			0	0
10.	1460 Dwelling Structures	1,048,905	1,048,905	644,258	106,062
11.	1465.1 Dwelling Equipment—Nonexpendable			0	0
12.	1470 Nondwelling Structures	0	0	0	0
13.	1475 Nondwelling Equipment	0	0	0	0
14.	1485 Demolition	0	0	0	0
15.	1490 Replacement Reserve	0	0	0	0
16.	1495.1 Relocation Costs	0	0	0	0
17.	1498 Mod Used for Development	0	0	0	0
18.	1502 Contingency	0	0	0	0
19.	Amount of Annual Grant: (sum of lines 2 – 18)	1,398,905	1,398,905	909,258	369,053
20.	Amount of line 21 Related to LBP Activities				
21.	Amount of line 21 Related to Section 504 compliance				
22.	Amount of line 21 Related to Security				
23.	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: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1460		130,000	130,000	130,000	127,991	On Schedule
	ADMINISTRATION	1410		135,000	135,000	135,000	135,000	Complete
	FEES AND COSTS	1430		85,000	85,000	62,219	30,205	On Schedule
2-1 Washington Village	Sidewalks	1460			154,905	154,905	25,827	On Schedule
2-3 Senior Court	Roofs	1460		177,000	177,000			
2-5 Leroy Downs	Office Refurbishing	1460		50,000	50,000	34,031	34,031	On Schedule
2-6 John Shostak	Hot water piping	1460		40,000				On Schedule
2-7 20 West Ave.	Hall Refurbishing Phase II	1460		120,000	170,000	169,103		On Schedule
2-8 King Kennedy	Floors- Asbestos Removal	1460		30,000	30,000			On Schedule
2-16 Meadow Gardens	Floors- Asbestos Removal	1460		45,000	45,000			On Schedule
	Windows Phase II	1460		20,000	20,000	16,000	16,000	On Schedule
	Sewers Building 3 & 4	1460		145,000	116,000			On Schedule
	Drain Lines	1460		114,905				
2-17 Elmwood Ave.	Roofs	1460		28,000	28,000			
	Patio Doors	1460		6,000				
	Porches	1460		15,000				On Schedule
2-18 Fairfield Ave	Electrical Upgrade	1460		147,000	147,000	147,000		On Schedule
	Det. Devices	1460		16,000	16,000	16,000		
	GCFI Devices	1460		6,000	6,000	6,000		
	Exterior Lighting	1460		15,000	15,000	15,000		
	Carbon Monoxide Detectors	1460		3,000	3,000	3,000		
	Vent Fans	1460		21,000	21,000	21,000		
	Structural Repairs	1460		50,000	50,000			
				1,398,905	1,398,905	909,258	369,054	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program No: CT 26 P002 50105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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	8/31/07			8/31/09				
2-3 Senior Court	8/31/07			8/31/09				
2-5 Leroy Downs	8/31/07			8/31/09				
2-6 John Shostak	8/31/07			8/31/09				
2-7 20 West Ave.	8/31/07			8/31/09				
2-8 King Kennedy	8/31/07			8/31/09				
2-16 Meadow Gardens	8/31/07			8/31/09				
2-17 Elmwood	8/31/07			8/31/09				
2-18 Fairfield Ave.	8/31/07			8/31/09				

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: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT 26P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1.	Total non-CFP Funds	0			
2.	1406 Operations	130,000	130,000	130,000	130,000
3.	1408 Management Improvements	0	0	0	0
4.	1410 Administration	120,000	120,000	120,000	120,000
5.	1411 Audit				
6.	1415 Liquidated Damages	0	0	0	
7.	1430 Fees and Costs	60,000	60,000	11,163	57,644
8.	1440 Site Acquisition		0	0	0
9.	1450 Site Improvement		0	0	0
10.	1460 Dwelling Structures	1,090,869	1,090,869	100,869	494,570
11.	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12.	1470 Nondwelling Structures	0	0	0	0
13.	1475 Nondwelling Equipment	0	0	0	0
14.	1485 Demolition	0	0	0	0
15.	1490 Replacement Reserve	0	0	0	0
16.	1495.1 Relocation Costs	0	0	0	0
17.	1499 Development Activities		0	0	0
18.	1502 Contingency	0	0	0	0
19.	Amount of Annual Grant: (sum of lines 2 – 18)	1,400,869	1,400,869	362,032	802,214
20.	Amount of line 21 Related to LBP Activities				
21.	Amount of line 21 Related to Section 504 compliance				
22.	Amount of line 21 Related to Security				
23.	Amount of line 21 Related to Energy Conservation Measures	50,000			

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

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1460		130,000	130,000	130,000	130,000	Complete
	ADMINISTRATION	1410		120,000	120,000	120,000	120,000	Complete
	FEES AND COSTS	1430		60,000	60,000	60,000	57,644	On Schedule
	Office- Computer Replacement	1475			50,000	50,000	28,662	On Schedule
2-1 Washington Village	Boilers	1460		70,869	70,869	70,869	70,869	Complete
	Gutters	1460		0	41,700	41,700	41,700	Complete
	Baths	1460		0	101,643	101,643	17,958	On Schedule
2-4 Irving Freese	Porch Roofs	1460		45,000				
	Mailboxes/Hall Refurbish	1460		60,000	99,000	99,000	30,801	On Schedule
2-5 Leroy Downs	Hall Refurbishing	1460		110,000	141,512	141,512		On Schedule
2-6 John Shostak	Roof, Siding, Gutters	1460		170,000	64,820	64,820	64,820	On Schedule
2-7 West Ave.	Hall Refurbishing	1460		105,000	105,000	105,000		On Schedule
2-8 King Kennedy	Floors, Asbestos Removal	1460		30,000				
	Mailboxes	1460		10,000	10,000	10,000		On Schedule
2-16 Meadow Gardens	Floors, Asbestos Removal	1460		30,000				
	Center Roof	1460		20,000	31,300	31,300	31,300	Complete
	Windows	1460		0	30,000	30,000	30,000	Complete
2-17 Seaview	Sliders	1460		50,000	122,720	122,720	111,774	On Schedule
	Balconies	1460		35,000				
	Roof & Gutters	1460		175,000	52,105	52,105	52,105	Complete
	Site Lighting	1460		10,000				
2-17 Elmwood Ave	Porch/Decks	1460		15,000	15,000	15,000	14,580	Complete
2-18 Fairfield Ave.	Electrical Upgrade	1460		155,000	155,000	155,000		On Schedule
				1,400,869	1,400,669	1,400,669	802,213	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program No: CT 26P00250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
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	8/31/06			8/31/08			
2-4 Irving Freese	8/31/06			8/31/08			
2-5 Leroy Downs	8/31/06			8/31/08			
2-6 John Shostak	8/31/06			8/31/08			
2-7 West Ave.	8/31/06			8/31/08			
2-8 King Kennedy	8/31/06			8/31/08			
2-16 Meadow Gardens	8/31/06			8/31/08			
2-17 Seaview	8/31/06			8/31/08			
2-17 Elmwood Ave	8/31/06			8/31/08			
2-18 Fairfield Ave.	8/31/06			8/31/08			

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: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT 26 P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/3006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1.	Total non-CFP Funds	50,000			
2.	1406 Operations		150,000	150,000	150,000
3.	1408 Management Improvements				
4.	1410 Administration	114,000	114,000	114,000	114,000
5.	1411 Audit				
6.	1415 Liquidated Damages	0	0	0	
7.	1430 Fees and Costs	70,000	70,000	70,000	70,000
8.	1440 Site Acquisition		0	0	0
9.	1450 Site Improvement		0	0	0
10.	1460 Dwelling Structures	957,395	807,395	807,395	802,444
11.	1465.1 Dwelling Equipment—Nonexpendable		0	0	0
12.	1470 Nondwelling Structures	0	0	0	0
13.	1475 Nondwelling Equipment	0	0	0	0
14.	1485 Demolition	0	0	0	0
15.	1490 Replacement Reserve	0	0	0	0
16.	1495.1 Relocation Costs	0	0	0	0
17.	1499 Development Activities		0	0	0
18.	1502 Contingency	0	0	0	0
19.	Amount of Annual Grant: (sum of lines 2 – 18)	1,141,395	1,141,395	1,141,395	1,136,444
20.	Amount of line 21 Related to LBP Activities				
21.	Amount of line 21 Related to Section 504 compliance				
22.	Amount of line 21 Related to Security				
23.	Amount of line 21 Related to Energy Conservation Measures	867,395			

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

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406			150,000	150,000	150,000	Complete
	ADMINISTRATION	1410		114,000	114,000	114,000	114,000	Complete
	FEES AND COSTS	1430		70,000	70,000	70,000	70,000	Complete
2-1 Washington Village	Window Replacement	1460		440,000	425,000	425,000	425,000	Complete
2-2 Roodner Court	Window Replacement	1460		427,395				
2-4 Irving Freese	Porch Railings	1460			42,395	42,395	42,395	Complete
2-8 King Kennedy	Floors, Asbestos Removal	1460		40,000				
2-16 Meadow Gardens	Floors, Asbestos Removal	1460		50,000	25,00	25,000	20,049	On Schedule
	Window Replacement	1460			315,000	315,000	315,000	Complete

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority	Grant Type and Number Capital Fund Program No: CT 26 P00250103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	7/31/05	9/16/05		7/31/07	9/16/07		
2-2 Roodner Court	7/31/05	9/16/05		7/31/07	9/16/07		
2-4 Irving Freese	7/31/05	9/16/05		7/31/07	9/16/07		
2-8 King Kennedy	7/31/05	9/16/05		7/31/07	9/16/07		
2-16 Meadow Gardens	7/31/05	9/16/05		7/31/07	9/16/07		

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: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT 26 P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003-2
--	---	---------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1.	Total non-CFP Funds	0	0	0	0
2.	1406 Operations	0	0	0	0
3.	1408 Management Improvements	0	0	0	0
4.	1410 Administration	0	0	0	0
5.	1411 Audit	0	0	0	0
6.	1415 Liquidated Damages	0	0	0	0
7.	1430 Fees and Costs	15,000	15,000	15,000	15,000
8.	1440 Site Acquisition	0	0	0	0
9.	1450 Site Improvement	0	0	0	0
10.	1460 Dwelling Structures	150,000	226,071	226,071	226,071
11.	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12.	1470 Nondwelling Structures	0	0	0	0
13.	1475 Nondwelling Equipment	71,000	0	0	0
14.	1485 Demolition	0	0	0	0
15.	1490 Replacement Reserve	0	0	0	0
16.	1495.1 Relocation Costs	0	0	0	0
17.	1499 Development Activities	0	0	0	0
18.	1502 Contingency	5,071	0	0	0
19.	Amount of Annual Grant: (sum of lines 2 – 18)	241,071	241,071	241,071	241,071
20.	Amount of line 21 Related to LBP Activities				
21.	Amount of line 21 Related to Section 504 compliance				
22.	Amount of line 21 Related to Security				
23.	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: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003-2		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Contingency	1502		5,071				
	FEES AND COSTS	1430		15,000	15,000	15,000	15,000	Complete
2-1 Washington Village	Bathrooms	1460		110,000	157,683	157,683	157,683	Complete
2-2 Roodner Court	Fuel Tank Removal	1460		30,000	28,583	28,583	28,583	Complete
2-3 Senior Court	Community Center	1475		45,000				
2-4 Irving Freese	Porch Railings	1475		26,000	29,805	29,805	29,805	Complete
2-16 Meadow Gardens	Fuel tank Removal	1460		10,000	10,000	10,000	10,000	Complete

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003-2	
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	12/31/05				5/31/06		
2-2 Roodner Court	12/31/05				5/31/06		
2-4 Irving Freese	12/31/05				5/31/06		
2-8 King Kennedy	12/31/05				5/31/06		
2-16 Meadow Gardens	12/31/05				5/31/06		

Attachment C FY 2007 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: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1.	Total non-CFP Funds					
2.	1406 Operations	120,000				
3.	1408 Management Improvements	120,000				
4.	1410 Administration	120,000				
5.	1411 Audit					
6.	1415 Liquidated Damages					
7.	1430 Fees and Costs	45,000				
8.	1440 Site Acquisition					
9.	1450 Site Improvement					
10.	1460 Dwelling Structures	894,500				
11.	1465.1 Dwelling Equipment—Nonexpendable					
12.	1470 Nondwelling Structures					
13.	1475 Nondwelling Equipment					
14.	1485 Demolition					
15.	1490 Replacement Reserve					
16.	1495.1 Relocation Costs					
17.	1498 Mod Used for Development					
18.	1502 Contingency					
19.	Amount of Annual Grant: (sum of lines 2 – 18)	1,299,500				
20.	Amount of line 19 Related to LBP Activities					
21.	Amount of line 19 Related to Section 504 compliance					
22.	Amount of line 19 Related to Security					
23.	Amount of line 21 Related to Energy Conservation Measures	125,000				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	1410		120,000				
	Operating Budget	1406		120,000				
	Capital Needs Assessment	1408		60,000				
	HOPE	1408		60,000				
	Architect & Engineering	1430		45,000				
2-1 Washington Village	Lintels & Repointing	1460		225,000				
2-3 Senior Court	Replace Fire Annunciator Panels	1460		55,000				
2-4 Irving Freese	Porch Roofs	1460		35,000				
2-5 Leroy Downs	Windows	1460		125,000				
2-7 20 West Ave.	Roof Replacement	1460		175,000				
2-8 King Kennedy	Remove asbestos, tile & replace in vacancies	1460		25,000				
2-16 Meadow Gardens	Remove asbestos, tile & replace in vacancies	1460		30,000				
2-17 Seaview/ Elmwood	Exterior Finish & Caulking, Painting & Numbering	1460		100,000				
	Site Lighting	1460		15,000				
2-19 Chapel St.	Subfloor	1460		16,000				
	Site Lighting	1460		10,000				
	Smoke Detection Devices (installed by NHA)	1460		2,000				
	Exterior Painting & Repair & Caulking	1460		80,000				
2-22 Main Ave.	Smoke Detection Devices (installed by NHA)	1460		1,500				
				1,299,500				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Norwalk Housing Authority	Grant Type and Number Capital Fund Program No: CT 26 P002 50107 Replacement Housing Factor No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Fund Obligated 8/31/09			All Funds Expended 9/30/11			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
2-1 Washington Village	8/31/10			9/30/11			
2-3 Senior Court	8/31/10			9/30/11			
2-4 Irving Freese	8/31/10			9/30/11			
2-5 Leroy Downs	8/31/10			9/30/11			
2-7 20 West Ave.	8/31/10			9/30/11			
2-8 King Kennedy	8/31/10			9/30/11			
2-16 Meadow Gardens	8/31/10			9/30/11			
2-17 Seaview/ Elmwood	8/31/10			9/30/11			
2-19 Chapel St	8/31/10			9/30/11			
2-22 Main Ave.	8/31/10			9/30/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Norwalk		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA -Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
2-1 Washington Village					
2-2 Roodner Court					
2-3 Senior Court				80,000	225,000
2-4 Irving Freese Apt.			475,000	80,000	
2-5 Leroy Downs & 24 ½ Monroe			150,000	325,000	
2-6 John Shostak				125,000	
2-7 20 West Avenue			100,000		
2-8 King Kennedy		200,000	197,500	67,000	163,000
2-16 Meadow Gardens		372,000	90,000	25,000	312,000
2-17 Seaview/ Elmwood		50,000	22,200	54,000	
2-18 Fairfield Ave.		292,000	55,000	22,000	
2-19 25 Chapel St.		17,400	42,000	105,000	
2-22 356 Main St.		38,000			
All Developments					
CDBG					
Contingency					
Accessibility		37,000	48,300	78,000	62,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

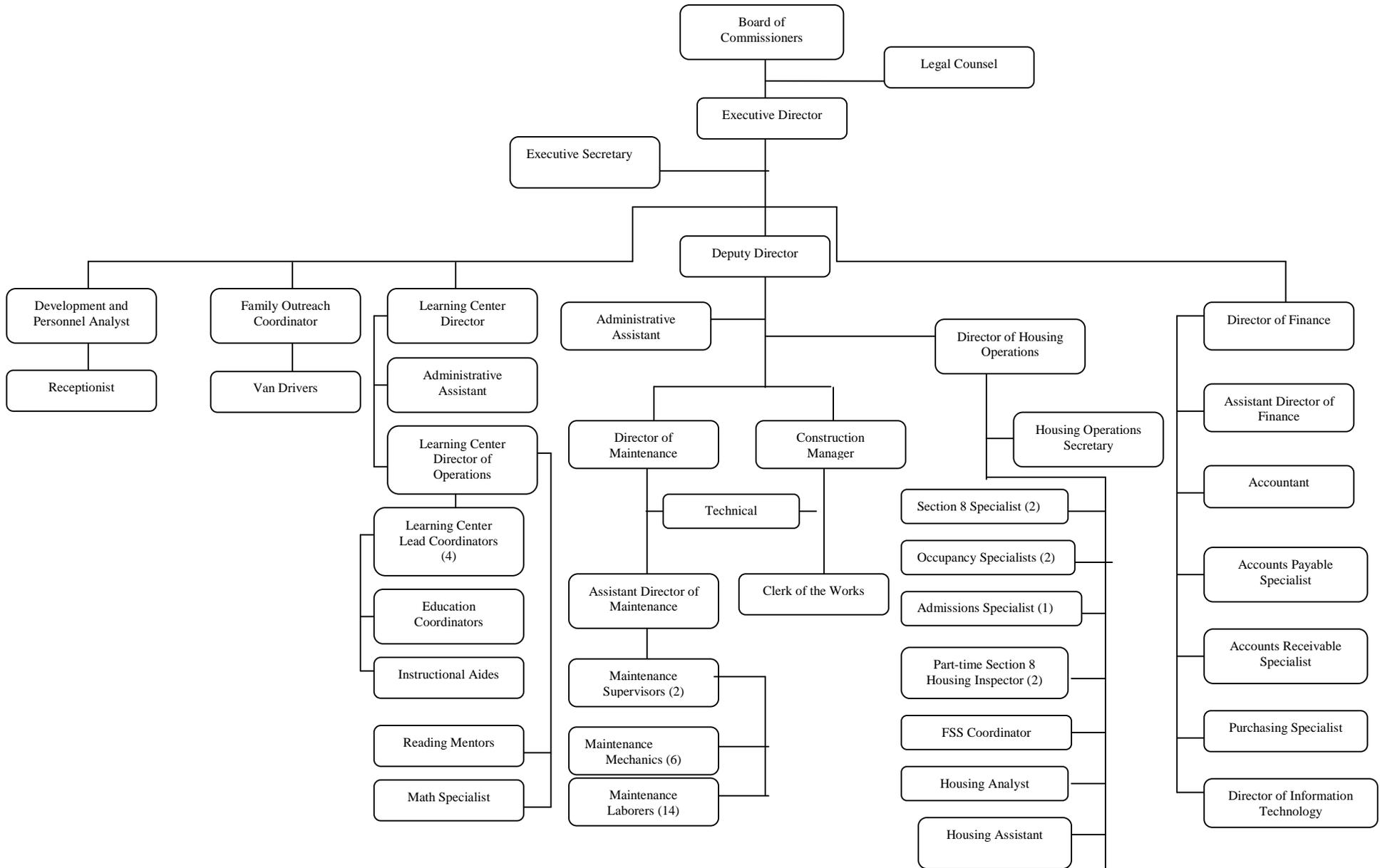
Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>See</i>		Administration	120,000		Administration	120,000
<i>Annual</i>		Operating Budget	120,000		Operating Budget	120,000
<i>Statement</i>		HOPE VI	60,000		HOPE VI	0
		Architect & Engineering	50,000		Architect & Engineering	55,000
	2-8 King Kennedy	Floors	25,000	2-4 Irving Freese	Sidewalks	175,000
		Driveway Resurfacing	139,000	2-5 Leroy Downs	Elevator @ Leroy Downs	80,000
		Sidewalk	36,000		Elevator 24 ½ Monroe	70,000
	2-16 Meadow Gardens	Floors	30,000	2-6 John Shostak	Sidewalks	125,000
		Unit Mechanical Ventilation	43,000	2-7 20 West Ave.	Replace Elevator	100,000
		Masonry Repointing	229,000	2-8 King Kennedy	Floors	25,000
		Exterior Painting	48,000		Heating System	142,000
		Exterior Lighting	22,000		Domestic Hot Water	30,500
	2-17 Seaview	Driveway Stabilization	50,000	2-16 Meadow Gardens	Playground Replacement (Phase I)	60,000
	2-18 Fairfield Ave	Masonry	255,000		Floors	30,000
		Exterior Caulking	18,000	2-17 Elmwood	Heating System	19,000
		Exterior Painting	6,000		Thermostats (NHA Labor)	500
		Replace Countertops	13,000		Mechanical Ventilation Detection Devices (NHA Labor)	2,700
	2-19 Chapel St.	Countertops	11,600	2-18 Fairfield Ave	Oil Tank Replacement	55,000
		Mechanical Ventilation Detection Devices (NHA Labor)	5,800	2-19 Chapel St.	Hot Water Tanks	27,000
	2-22 356 Main Ave.	Replace Countertops	10,500		Subfloor Replacement	15,000
		Replace Tub Enclosures	8,500		Accessibility	48,300
		Carbon Monoxide Detectors	5,500			
		Mechanical Ventilation (NHA Labor)	5,000			
		Site Lighting	8,500			
		Accessibility	37,000			
Total CFP Estimated Cost			\$1,356,400			\$1,300,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>See</i>		Administration	120,000		Administration	120,000
<i>Annual</i>		Operating Budget	120,000		Operating Budget	120,000
<i>Statement</i>		Management Improvement	50,000		HOPE VI	0
		Architect & Engineering	55,000		Architect & Engineering	50,000
		Computer Software	100,000		Management Inp.	50,000
	2-3 Senior Court	Install Bathroom Vanity	25,000	2-2 Roodner Court	Replace Windows (Phase 1)	225,000
		Back Hall, Remove Asbestos, Tile, Replace and Paint	55,000	2-8 King Kennedy	Floors	25,000
	2-4 Irving Freese	Install Bathroom Vanity	25,000		Replace Cabinets & Countertops	135,000
		Back Hall, Remove Asbestos, Tile, Replace and Paint	55,000		Unit Mechanical Ventilation (NHA Labor)	3,000
	2-5 Leroy Downs	Kitchens	250,000	2-16 Meadow Gardens	Floors	30,000
		Install Bathroom Vanity	20,000		Tub Enclosures	32,000
		Replace Compactor	55,000		Replace Sewer and Driveway	250,000
	2-8 King Kennedy	Floors	30,000	2-17 Seaview/Elmwood	Windows	24,000
		Fencing/ Sheds	37,000		Windows	65,000
	2-16 Meadow Gardens	Floors	25,000		Detection Devices (NHA Labor)	2,000
	2-17 Seaview/Elmwood	Replace Cabinets/ Countertops	24,000	2-22 Main Ave.	Wood Fencing	15,000
		Replace Bathrooms	30,000		Reseal & Restripe	10,000
	2-18 Fairfield Ave.	Unit Mechanical Ventilation	22,000		Vinyl Clad Wood Trim	30,000
		Replace Windows	90,000			
	2-19 Chapel St.	Subfloors	15,000		Replace Storm Doors	12,500
					Domestic Hot Water	24,000
		Accessibility	95,000		Accessibility	62,500
Total CFP Estimated Cost			\$ 1,298,000			\$ 1,285,000

Attachment F: Norwalk Housing Authority Organizational Chart



ATTACHMENT G: RESIDENT ADVISORY BOARD MEMBERSHIP LIST

Official RAB Members as of October 2006

Samantha Watts
Samuel Roodner Court
261 Ely Ave, Bldg. 19-3D. Norwalk, CT 06854

Yvenette Dorleans
Samuel Roodner Court
261 Ely Ave, Bldg. 19-1F. Norwalk, CT 06854

Robin Peterson
Samuel Roodner Court
261 Ely Ave, Bldg. 11-2D. Norwalk, CT 06854

Clara Welfare
1009 Washington Village
S. Norwalk, CT 06854

Katherine Keels
1008 Washington Village
S. Norwalk, CT 06854

Jean Fortini
803 Washington Village
S. Norwalk, CT 06854

Arletha Ephfrom
202-B Washington Village
S. Norwalk, CT 06854

Sharnette Berrie
356 Main Avenue, Apt. B-13
Norwalk, CT 06851

Cary Muha
356 Main Avenue, Apt. A-3
Norwalk, CT 06851

Additional Residents and Voucher Holders who attended the RAB Meetings on the PHA Plan for 2007.

- Candace Mayer – Deputy Executive Director NHA
- Phillip Mayfield – OKM Associates Inc.
- Rosemary Masi 20 West Ave
- Anna Bodnar 20 West Ave
- Martin Bernard 20 West Ave
- Julia McClester 20 West Ave
- Rich Glica Leroy Downs
- Vivian Rice 26 Monroe St, Leroy Downs
- Daisy Franklin 261 Ely Ave
- Moravia Langley 49 Meadow Street
- Dorothy Beamon 57 Ward Street John Shostak
- Julia Fowlkes 65 Ward Street John Shostak
- Mildred Yarrell 65 Ward Street John Shostak
- Jean Fantini 803 Washington Village
- Ira Scott Roodner Court
- Janice Carter 65 Ward Street John Shostak
- Adeline Pote 62 Senior Court
- Anna Gill 28 Senior Court
- Ernestine Cobb 30 Senior Court
- Patrick Mathews 3 Hanford Place
- Ernie Harris 26 Monroe St
- Robert Jessup 26 Monroe St
- Julia Jessup 26 Monroe St

Attachment H. Progress Report for Second Year [April 1, 2006 through March 31 2007] in Meeting the 5-Year Plan Mission and Goals 2005-2009

PHA Goal: Expand the supply of assisted housing

1. Norwalk Housing Authority has not received additional vouchers; HUD has not allowed any more.
2. Norwalk Housing Authority utilization for the HCV program in FY 2006 was 98.5% as of 12/1/06.
3. Under the new Budgetary system for the HCV program, the NHA has flexibility in determining rents as long as rents do not exceed the average rent in a neighborhood for a similar unit and as long as the rent also does not exceed the approved FMRs for the City. It has been using this flexibility to assist applicants in locating units in low poverty areas.
4. NHA maintained the flat rent program that was implemented in February of 2000. Flat rents assist residents securing higher incomes from paying more than the average rent for a similar unit in the private sector. Norwalk Housing Authority elected to have flat rents increase every three (3) years in 2006. As of December 1, 2006, 61 families were participating in the flat rent program.
5. Preliminary loan for \$234,300 received from Department of Economic and Community Development for the development of additional housing. Subdivision completed.

Nationwide design competition conducted resulting in 22 submissions. Stull & Lee, Inc. of Boston, Massachusetts first place winner, Gonzalez Goodale Architects of Pasadena California, second place, and WHY, LLC of Culver City California were the third place winners. Contract under negotiation. Construction anticipated Spring of 2009. Land disposition agreement is being negotiated with the State.

PHA Goal: Improve the quality of assisted housing

1. NHA improved the management for its HCV program. The SEMAP score for FY 2006 was 83%. The score for FY 2006 is expected to increase.
2. Norwalk Housing Authority continues to subcontract with Senior Services for Senior Coordinators for the elderly and disabled in public housing and state elderly housing.
3. NHA established an action plan to address HUD's Customer Service and Satisfaction Survey for 2006. All Norwalk Housing Authority departments work on HUD's Customer Services and Satisfaction Survey improvement plans.

PHA Goal: Increase assisted housing choices

1. Increased group briefings and refer to Fair Housing and Fair Rent Offices to as needed. Also, provide any rental information we have,
2. NHA is currently implementing a HCV homeownership program.
3. As of 10/2006 9 of the 10 vouchers issued under the Shelter Plus Care program are being utilized.
4. HUD did not solicit applications for recaptured vouchers in 2006.

PHA Goal: Provide an improved living environment

1. 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. Screening of new admissions was strengthened through home inspections, credit checks and drug testing of adults.
2. Implemented its deconcentration policy for income mixing. October 1, 2006 Washington Village was the only property currently affected by the policy. Norwalk Housing Authority does not do income skipping of applicants for properties above 115% if the property income average is below 50% of AMI. Deconcentration increases the average income. When the property falls below 85% of the Norwalk Housing Authority average income, deconcentration strategies must be implemented. This is monitored at the end of each quarter.
3. Police department attended several Resident Advisory Board Meetings. Targeting efforts with Police Department on evictions. 10 one (1) strike evictions in FYE 3/31/06.
4. In 2001 Norwalk Housing Authority hired 4 public housing students as summer employees. In 2002 the program expanded to 10 students and continued in 2003 and 2004. In 2005 Norwalk Housing Authority used stipends to create an after school academy that operated in 2006 and is planned for 2007.

Status of capital improvements at different public housing sites is as follows:

1. Washington Village boilers replacement completed.
2. Roodner Court bathroom replacements completed.
3. Kitchen replacements at Irving Freese and Seaview completed.
4. Bathroom replacement at Seaview completed.
5. Kitchen upgrades at Senior Court completed.
6. Tub and enclosure replacement at 36 Fairfield completed.
7. Replacement of Seaview heating, air conditioning and hot water systems completed.

8. Meadow Gardens boiler venting completed.
9. Washington Village bathroom replacement completed.
10. King Kennedy and Meadow Gardens floor replacement completed.
11. Windows for Washington Village & Meadow Gardens completed.
12. New boilers at Irving Freese, Senior Court, 36 Fairfield Ave., Roodner Court, Leroy Downs, and 24 ½ Monroe Street. (Central Office) completed.
13. Replacement of water savings toilets, showerheads and faucet aerators if the equipment has not been replaced with same or under contract, such as Washington Village completed.
14. Replacement of some outside and common area lighting with energy savings lighting completed.
15. Mailboxes at Shostak & Senior Court \$10,000 completed.
16. Washington Village Playground completed.
17. King Kennedy Playground & Washington Village Satellite Playgrounds completed.
18. Roofs replacements at Seaview and John Shostak apartments completed.
19. Meadow Gardens Community Center roof and Washington Village gutter repairs completed.
20. Porch railing replacement at Irving Freese completed.
21. Hall renovations at Leroy Downs and 20 West Avenue and mailbox replacements at King Kennedy under design/build. Completion slated for Summer 2007.

October 11, 2006 APPROVED GRANTS

Grant Applications FY2006	Description	Requested	Approved	Pending	Received
Community Development Block Grant Program Year 31 Completed 9/30/2006	Career Achievement Ctr. @ 20 West - Career Counselor - Comm. Ed. Coordinator - Aide	\$81,000	X \$75,000		
Community Development Block Grant – Program Year 32 HYRE (Helping Youth Reach Employment) Media Arts	Introduction to Media Arts fields	\$15,000	X		
Fairfield County Community Foundation	Funding for Learning Centers (Note: Roodner Court, Colonial Village, Washington Village)	\$30,000	X		
Maurice Goodman Foundation 2006	Educational needs of younger children and their parents w. Stepping Stones (50% on site, 50% at museum)	\$10,000	X		
HUD ROSS Resident Service Delivery	Part Time Program Coordinator,	\$250,000	X		

Model 2003	Reading Mentors, Computer Maintenance Workshops, Dress For Success Life Skills for Youth				
HUD ROSS Resident Service Delivery Model 2004 *(Note 1: <u>Immediate computer purchase at 20 West to allow grant to continue plus Computer Build program to retro-fit older computers.</u> This replaced computer build program formerly planned over 2 yrs. Note 2: Program to demonstrate draw and attendance of public housing youth from WV, Roodner, KK, MG, Seaview, Elmwood, Fairfield, Chapel, Main Ave.	Part Time Program Coordinator, SAT Tutoring (2 yrs), *Computer Build (2 yrs), Training: TV Production / Graphics Production, Credit & Money Management, Individual Savings Account Program for 10 youth (college) and 5 adults (home)	\$250,000	X		
HUD ROSS Neighborhood Networks (Resident Opportunities and Self Sufficiency Program) – 2003 <u>WASHINGTON VILLAGE</u> GMC #: NN-CT002-16072	8 new computers / internet svc. for Washington Village LC, part-time Project Coordinator, 2 part-time resident ass't's, HIRE youth/adult job training, ESL instructor, add evening hrs	\$150,000	X		
HUD ROSS Neighborhood Networks (Resident Opportunities and Self Sufficiency Program) – 2005 <u>MEADOW GARDENS</u>	Meadow Gardens Multi-Generational Center Program Coordinator & 3 Resident assistants. Adults and teens: Job Skills, computer, ESL, Financial literacy workshops. Young families: Pre-school readiness workshops. Middle & high school youth: computer, job skills, language arts/ writing, reading, math, SAT prep workshops. Seniors: Computer workshops. 5 laptops, digital video camera, smart classroom equipment, digital photo camera, computer upgrades, center supplies	\$400,000	X		
HUD SERVICE COORDINATORS FOR ELDERLY AND PERSONS WITH DISABILITIES – 2005-2006	Renewal in Operating Fund	\$31,800	X		
Priority Schools District After-School Program Grant through Norwalk Public Schools – FOX RUN	Fox Run/Colonial Village Collab.	\$23,000	X		
Priority Schools District After-School Program Grant through Norwalk Public Schools – Wolfpit	Wolfpit /Roodner Collab.	\$23,000	X		
Reading Is Fundamental (RIF) – Volunteers	Funds Norwalk Reads! Coordinator + volunteer outreach & appreciation + trip to report on program.	\$10,000	X		
Reading Is Fundamental (RIF) – Student-to-Student	Funds specific books for older student to younger student reading program.	\$4,500 (over 2 years)	X		

Rolander Foundation	Scholarships for College	\$5,000			
Artists for Peace – Youth Empowerment Support	Funding for Varied Youth Problem Programs (i.e.: violence, self esteem, drugs, bullying, sexuality)	\$1,079	X		
United Way of Norwalk and Wilton: Community Response Program 2006	College Scholarships	\$10,000	\$7,500		
Wilton Woman's Club	16 youth visit 2-3 colleges selected by Career Achievement Counselor (Note: perhaps reduced by funding amount)	\$1,500	\$750		

- “?” in Grant Period (Spend By) section indicates that grant period dates are pending receipt of final information from funder
- NHA is using temp agencies to help in employment assistance.
- 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 HCV Family Unification Program.
- Initiated Public Housing FSS program for Public Housing and enrolled fifteen families. In October 2006, expanded to 30 families; currently 13 families enrolled.
- Increased the Section 8 FSS from 25 to 36 families. Housing Choice Voucher fully enrolled.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

1. NHA undertakes affirmative measures to ensure access to assisted housing regardless of race, color, age, religion, national origin, sex, familial status and disability.
NHA administers all programs without regard to race, color, sex, familial status and disability. Section 8 Housing Choice Voucher briefings include how to file discrimination compliant.
2. NHA advises participants at HCV briefings how and why to contact Fair Housing and Fair Rent offices.

ATTACHMENT J: FLAT RENT SCHEDULE

Norwalk Housing Authority- FLAT RENTS

EFFECTIVE APRIL 1, 2007

	Apr-06	Apr-07	Apr-06	April-07								
	<u>0BR</u>	<u>0BR</u>	<u>1BR</u>	<u>1BR</u>	<u>2BR</u>	<u>2BR</u>	<u>3BR</u>	<u>3BR</u>	<u>4BR</u>	<u>4BR</u>	<u>5BR</u>	<u>5BR</u>
WASHINGTON VILLAGE			542	575	863	863	1,214	1,214				
ROODNER COURT			475	504	716	716	795	795	1,409	1,494	1,685	1,786
SENIOR COURT	483	512	618	655								
IRVING FREESE			618	655	774	820						
LEROY DOWNS	376	399	551	584	873	925						
JOHN SHOSTAK			687	728								
20 WEST AVENUE			638	676								
KING KENNEDY			630	668	972	1,030	1,351	1,432	1,618	1,715		
MEADOW GARDENS							1,351	1,432				
SEAVIEW			785	832	1,007	1,067						
ELMWOOD							1,196	1,268				
FAIRFIELD AVENUE	531	563	682	723	876	929						
CHAPEL STREET					896	950	1,070	1,134				
MAIN AVENUE							1,539	1,631				
AVERAGE NHA FLAT RENT	463	491	623	660	872	913	1,217	1,272	1,514	1,604	1,685	1,786
HUD FMR(October1st prior yr)	987	1,046	1,202	1,274	1,502	1,592	1,957	2,074	2,364	2,506	2,719	288

ATTACHMENT K: NHA 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 of both)
Family Self-Sufficiency				
Financial Skills Training (Centers for Financial Education)	20	Open Enrollment	NHA	Public Housing and Section 8
Predatory Lending (Centers for Financial Education)	20	Open Enrollment	NHA	Public Housing and Section 8
Borrow Wise (Fair Housing)	20	Open Enrollment	NHA	Public Housing and Section 8
Career Coach (Work Place)	40	Open Enrollment	NHA	Public Housing
Parent Leadership Workshop (NHA)	10	Open Enrollment	NHA	Public Housing
Business Plan (TD Banknorth)	15	Open Enrollment	NHA	Public Housing and Section 8
Understanding your credit report (TD Banknorth)	15	Open Enrollment	NHA	Section 8
First Time Homebuyers Seminar (ACORN)	60	Open Enrollment	NHA	Section 8
Others				
Youth Works (Work Place)	10	Open Enrollment	NHA	Public Housing
SENIOR				
Predatory Lending Seniors (Centers for Financial Education)	20	Open Enrollment	NHA	Public Housing
Food Stamp (Connecticut Association for Human Services)	20	Open Enrollment	NHA	Public Housing
Senior Trips (Norwalk Housing Authority)	30	Open Enrollment	NHA	Public Housing
Senior activity Nights (NHA)	5	Open Enrollment	NHA	Public Housing
Motivational at 20 west	30	Open Enrollment	NHA	Public Housing

(NHA)				
Computer training and movies (NHA)	5	Open Enrollment	NHA	Public Housing

Learning Center activities:

ACADEMIC

- Homework Help 275
- PSAT 25
- PLATO 110
- Reading Program 275

TECHNOLOGY

- BYTE 25

ENRICHMENT

- Music & Drama 55
- HYRE 24
- Tennis 15
- Family Activity Nights 75
- Family Activities Events 350

ATTACHMENT L: NORWALK HOUSING AUTHORITY RASS ACTION PLAN FOLLOW-UP FOR 2006

Background

A follow-up plan is required for the following categories since the survey scores for these categories were below 75%, they are as follows:

<u>Category</u>	<u>Score</u>
Safety	72.3
Communication	65.7
Neighborhood Appearance	62.7

Communication

- Every other month *NHA Newsletter* will be inserted with the rent statements to ensure that all residents will receive and open the newsletter.
- Norwalk Housing Authority will continue to produce the Norwalk Housing Authority calendar in full color and distribute in 2007.
- Exploring creating note cards from calendar art as an NHA thank you.
- Exploring students from Learning Center Photography class taking family portraits for residents.
- Norwalk Housing Authority will recruit students from the Learning Center through fliers and will have staff and students go door to door at family developments (Samuel Roodner Court, Washington Village, Meadow Gardens) to inform residents of events going on at NHA.
- Twice a year Norwalk Housing Authority will send out fliers regarding the rules of the lease (September & January)
- Annual development meetings at sites with Maintenance, Occupancy, and Learning Center staff will be implemented.
- Send reminder notice postcards four times prior to RASS surveys being mailed to promote response.
- Norwalk Housing Authority will show support of tenant associations in newsletter.
- Helpful reminders included on each months rent statement.

Neighborhood Appearance

- At least 2 times a year Norwalk Housing Authority in conjunction with Norwalk Police Department conducts a towing at developments with car registration. These developments are:
 1. Washington Village
 2. King Kennedy

3. Roodner Court
4. Senior Court
5. 20 West Ave.
6. Leroy Downs
7. 25 Chapel Street

Safety

- Fliers will be mailed to residents informing them of the new screening process that includes drug testing of anyone 18 or older.
- Considering notifying residents in the development when Norwalk Housing Authority evicts a family for other than nonpayment lease violation.
- Three (3) times a year Norwalk Housing Authority will send out notices re: dogs, drugs, loitering, etc.)
- Annually fire drills will be held at developments with elevators.

Maintenance and Repair

Our score at some of the family developments appeared lower than normal. We will focus on completing the repair right the first time by increasing supervisors quality control inspections of completed mechanic work. We will target properties with lowest RASS scores.

Communication

- Maintenance Director will continue to go out Monday's to conduct spot Quality Control on weekend standby calls.
- Customer Service training for all field and office staff.
- Highlight Maintenance Department staff in NHA newsletter.
- Connect Maintenance staff with community police and resident leaders where possible.
- Bring field staff to community meetings.
- Preventive Maintenance will continue to give out assessment cards at time of inspection.

Neighborhood Appearance

- We will continue to work with all City agencies, especially Norwalk Police, since appearance includes areas not under NHA control.
- Automated maintenance work orders for all site and common area tasks will help to minimize schedule "misses". This is especially important at high profile spots i.e. Washington Village, Roodner Court, Meadow Garden.

- To enhance site appearance, maintenance and construction management staff will report issues such as litter, improper trash disposal, broken glass, vandalized play areas, noise and other quality of life issues for lease enforcement.

**ATTACHMENT M: Amendments To LRPB (ACOP) AND HCV
Administrative Plans and Public Housing Lease**

**Norwalk Housing Authority
Additional Public Housing Security and Eviction
Procedures**

Lease Changes:

- Norwalk Housing Authority shall immediately terminate the tenancy if it is determined that any member of the household has ever been convicted of drug related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing
- Norwalk Housing Authority must evict a family if it determines that a household member is illegally using a drug or when the pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Any criminal activity by household member or guest that threatens the health, safety or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises is grounds for termination of tenancy.
- Norwalk Housing Authority shall terminate tenancy if a resident is fleeing to avoid prosecution or custody or confinement after conviction for a crime or attempt to commit a crime that is a felony under the laws of the place from which the individual flees or violating a condition of probation or parole imposed under Federal or State law.
- When Norwalk Housing Authority seeks to terminate tenancy for criminal activity as shown by criminal record, Norwalk Housing Authority must notify the household of the proposed action to be based on the information and must provide the subject of the record and the resident with a copy of the criminal record before a grievance hearing concerning the eviction.

- The Norwalk Housing Authority shall terminate tenancy if it is determined that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse or rehabilitation of illegal drug users or alcohol abusers.

Admissions and Continued Occupancy Plan Changes:

- The costs of applicants or program participants obtaining criminal records shall be the responsibility of the Norwalk Housing Authority.
- If any household member has ever been convicted of drug related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing, the family will be permanently prohibited from admissions.

Memorandum of Understanding between the Norwalk Housing Authority and the Norwalk Police Department to Address Illegal Activity and Crime on NHA Properties

WHEREAS, the Department of Housing and Urban Development (HUD) has issued regulations requiring Public Housing Authorities to track crime and crime related activity with the local Police Department, and

WHEREAS, the Norwalk Housing Authority (NHA) maintains a record of all current Federal and State property addresses within Norwalk, and

NOW, THEREFORE, the Norwalk Housing Authority and the Norwalk Police Department agree to exchange information concerning crime and property addresses in accordance with the following:

- 1. The Norwalk Housing Authority will provide to Norwalk Police Department a list of all authorized residents in Federal and State housing complexes and Housing Choice Voucher participants and addresses on a quarterly basis. The information will be transmitted electronically or by computer print out by January 10, April 10, July 10, and October 10 of each year. The address information will continue to be sent quarterly until one or more of the parties request otherwise.*
- 2. The Norwalk Housing Authority will forward all information to Norwalk Police Department received regarding illegal activity at all Federal and State housing complexes on a regular basis via e-mail or telephone. All*

information will be recorded in NHA's Monthly Incident Report and forwarded to legal council for eviction action if necessary.

3. *The Norwalk Police Department agrees to testify given adequate notice at grievance hearings and housing court.*
4. *The Norwalk Housing Authority will continue to work closely with Norwalk Community Police officers at Samuel Roodner Court, Washington Village, Meadow Gardens, King Kennedy, Colonial Village and Leroy Downs complexes to ensure the safety of all residents.*
5. *The Norwalk Housing Authority agrees to meet with the Norwalk Police Department as requested to address community concerns.*
6. *The Norwalk Housing Authority and the Norwalk Police Department reserve the right to cease sharing data if there is any breach of this Memorandum of Understanding or one or more of the parties so request.*

Confidentiality

This agreement is designed to allow for open and frank discussions to allow for the exchange of information between participating agencies that will contribute to an improved response to illegal activity and crime in Norwalk. Due to the sensitive nature of the victim, offender and witness data that will be examined during the case review process, committee participants agree to the following rules to ensure data confidentiality and security.

- *All information shared during e-mails, telephone conferences, and meetings is to be used only for the above stated purposes. This information will not be used for any other purpose without the permission of all parties.*
- *Access to such information will be restricted to staff who have a legitimate research need for access.*

Contact person(s)

NHA: Dr. John Hinson, Director of Housing Operations
Phone: 203-838-8471 ext. 125
Fax: 203-838-6535
E-mail: jhinso@norwalkha.org

This Memorandum of Understanding may be executed in five copies, each of which shall constitute an original, but when taken together shall constitute but one Agreement.

IN WITNESS WHEREOF, the Norwalk Police Department and Norwalk Housing Authority have caused this Memorandum of Understanding to be executed the day, month and year first above written.

WITNESSES:

Norwalk Housing Authority

By _____
Executive Director

Date: _____

Norwalk Police Department

By _____
Chief of Police

Date: _____

1. Proposed Public Housing Lease Changes:

- a. All adult occupants must be able to independently vacate the premises or get to an area of refuge in an elevator building in the event of an emergency and independently place a call for emergency assistance to protect the safety of the lessee as well as other residents.
- b. No smoking is permitted in an apartment supplied with oxygen.
- c. If an exigent health and safety violation exists in an apartment, even if created by the resident, Norwalk Housing Authority may enter the apartment without notice to correct the exigent health and safety violation, including moving personal property as in the case of a blocked egress. Creation of essentially the same exigent health and safety situation again will be a material breach of the lease.
- d. To qualify for consideration as a live in aide, each applicant must have a permanent residence at time of application that will be thoroughly verified and not to live in unit except to provide necessary supportive services. Anyone who cannot document a permanent residence will not be considered. No live in aide is permitted to have a housing application pending for any program. Any pending application will be withdrawn and

any application placed while an aide will be determined ineligible and withdrawn.

- e. While the resident has exclusive use and occupancy of the leased premises, the resident agrees not to furnish false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers. (24 CFR 966.4).
- f. If a family member is a recipient of a Norwalk Housing Foundation scholarship, the head of household will provide report cards by January 30, June 30, and if applicable August 30 for period scholarship applicable. Furthermore, head of household will submit data documenting graduation or advise of withdrawal even if outside scholarship award period. All grades will be kept confidential. Reports will only show associates or bachelors degree received and college.

2. Public Housing and HCV Administrative Plans and Lease Changes to Address Violence Against Women Act:

- a. "The Norwalk Housing Authority will not evict, or remove assistance from certain persons living in public housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by the Violence Against Women and Justice Department Reauthorization Act 2005.
- b. The NHA and/or an HCV (Section 8) landlord may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain. In addition, the NHA will provide information to any Receiving PHA concerning a victim under the Act who is using the portability provision of the HCV program, subject to confidentiality requirements.
- c. Before complying, the NHA and/or the HCV landlord shall ask an individual for documentation that he or she is or has been a victim of domestic *violence*, dating *violence*, or stalking, subject to certain statutory requirements related to confidentiality and the types of documentation that may be used.
- d. Form HUD-50066 will be used for certification by a person claiming redress under the provisions of the Act.

3. Admissions and Continued Occupancy Plan & Housing Choice Voucher Administrative Plan Changes

- a. Program participants who have violated program requirements creating fraud greater than \$2,000.00 in over assistance will not be considered for reinstatement.
- b. The costs of applicants or program participants obtaining criminal records shall be the responsibility of the Norwalk Housing Authority.

4. Proposed Changes to Admissions and Continued Occupancy Plan

- a. The flat rent will not be increased for three years after selection versus the previous annual flat rent increase which creates further deconcentration incentives. HUD permits PHA's to select whether the flat rent amount will increase annually or every three years. In addition has modified flat rents so a utility allowance is not subtracted from the flat rents.
- b. If a housing offer is made as a result of applying the deconcentration skipping policy, rejection of the offer will result in removal from the waiting list.
- c. If a development is subject to income skipping for income deconcentration, each vacant unit beginning April 1, 2007 will be offered to as many as three applicant families whose income is above the average.
- d. Quarterly Income Averages for Deconcentration
 - i. The Norwalk Housing Authority will only take action to lower the average income of any development that is above 115% of the income average if the development average income is above 50% of the area median income.
 - ii. The Norwalk Housing Authority may elect to evaluate deconcentration on the HUD approved unit size adjustment schedule as follows: 1 Bedroom, 2 Bedroom, 3 Bedroom, 4 Bedroom, 5 Bedroom
- e. Beginning April 1, 2007 the NHA will report the number of new admissions for the previous quarter and the percent whose incomes were below 30% of the area median income, thus meeting the extremely low income targeting requirement of 40% for Low Rent Public Housing. If required, the NHA will develop a plan to meet the 40% targeting requirement.

- f. All adult occupants must be able to independently vacate the premises or get to an area of refuge in an elevator building in the event of an emergency and independently place a call for emergency assistance to protect the safety of the lessee as well as other residents.

5. Proposed Changes to Housing Choice Voucher Administrative Plan

A. ANNUAL HOUSING INSPECTIONS- Verification Procedure for Minor Repairs

- i. Minor repairs, include but are not limited to, leaking faucet, one burner on stove not operating and slow drains, but do not include repairs that effect tenant and/or property safety.
- ii. Landlords, or representatives thereof, who have proven their reliability and integrity from the execution of previous Housing Authority re-inspections repairs, may verify completed repairs by written certification, which the PHA will confirm by contacting the tenant/client; and at the next on-site inspection the required repairs are to be verified and noted in the file.
- iii. Minor repairs numbering more than two (2) with no major violations present, require an on-site inspection.
- iv. Necessary minor repairs will not be separated from significant violations in a unit for re-inspection purposes. Both would be regarded as a whole and would be re-inspected as one. The re-inspection for each is to be made at the same time.

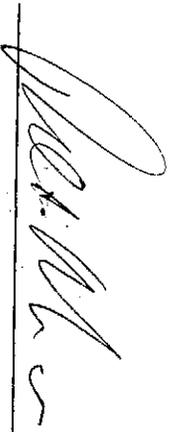
B. Changes in Family Income

If the annual family rent increases or decreases by less than \$200.00 it will be considered at the next annual or interim if other changes are made.

C. If any household member has ever been convicted of drug related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing, the family will be permanently prohibited from participation.

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, The Honorable Richard Moccia the Mayor, City of Norwalk certify
that the Five Year and Annual PHA Plan of the Housing Authority of the City of Norwalk is
consistent with the Consolidated Plan of City of Norwalk, Connecticut prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Norwalk Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing and Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
- b. Establishing an on-going drug-free awareness program to inform employees ---
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Applicant's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
- c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;
- d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 - f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Curtis O. Law	Executive Director, Norwalk Housing Authority

Signature	Date
	12/19/2006

X

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Norwalk Housing Authority

Program/Activity Receiving Federal Grant Funding

Loe Rent Public Housing and the Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Curtis O. Law

Title

Executive Director, Norwalk Housing Authority

Signature

Date (mm/dd/yyyy)

12/19/2006

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

<p>1. Type of Federal Action:</p> <p><input type="checkbox"/> a. contract</p> <p><input type="checkbox"/> b. grant</p> <p><input type="checkbox"/> c. cooperative agreement</p> <p><input type="checkbox"/> d. loan</p> <p><input type="checkbox"/> e. loan guarantee</p> <p><input type="checkbox"/> f. loan insurance</p>	<p>2. Status of Federal Action:</p> <p><input type="checkbox"/> a. bid/offer/application</p> <p><input type="checkbox"/> b. initial award</p> <p><input type="checkbox"/> c. post-award</p>	<p>3. Report Type:</p> <p><input type="checkbox"/> a. initial filing</p> <p><input type="checkbox"/> b. material change</p> <p style="text-align: center;">For Material Change Only:</p> <p>year _____ quarter _____</p> <p>date of last report _____</p>	
<p>4. Name and Address of Reporting Entity:</p> <p><input type="checkbox"/> Prime <input type="checkbox"/> Subawardee</p> <p style="padding-left: 40px;">Tier _____, if known:</p>	<p>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</p>		
<p>6. Federal Department/Agency:</p> <p style="padding-left: 40px;">Congressional District, if known:</p>	<p>7. Federal Program Name/Description:</p> <p style="padding-left: 40px;">Congressional District, if known:</p> <p style="padding-left: 40px;">CFDA Number, if applicable: _____</p>		
<p>8. Federal Action Number, if known:</p>	<p>9. Award Amount, if known:</p> <p style="padding-left: 40px;">\$ _____</p>		
<p>10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):</p>	<p>b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):</p>		
<p>11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p>	<p>Signature: _____</p> <p>Print Name: Curtis O. Law</p> <p>Title: Executive Director, Norwalk Housing Authority</p> <p>Telephone No.: 203-838-8471 ext. 141 Date: 12/19/2006</p>		
<p>Federal Use Only:</p>			<p>Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)</p>

Standard PHA Plan PHA Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ standard Annual, standard 5-Year/Annual or ___ streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning ____, hereinafter referred to as " the Plan ", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCs in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

ATTACHMENT D; OPERATING BUDGET

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0026), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____	b. Fiscal Year Ending 3/31/2007	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Housing Authority of the City of Norwalk			
f. Address (city, State, zip code) 24 1/2 Monroe Street, South Norwalk, CT 06854			

g. ACC Number NY355	h. PAS / LOCCS Project No. CT 00200202M	i. HUD Field Office Hartford
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j. No. of Dwelling Units 823	k. No. of Unit Months Available 9876	m. No. of Projects 13
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LINE NO.	ACCT. NO.	Description (1)	Actuals	<input type="checkbox"/> Estimates	Requested Budget Estimates			
			Last Fiscal Year 2005 PUM (2)	<input checked="" type="checkbox"/> or Actual Current Budget Year 2006 PUM (3)	PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments for:								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)	-	-	-	-		
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental	226.71	239.08	245.44	2,424,000		2,361,000
080	3120	Excess Utilities	-	-	-	-		
090	3190	Nondwelling Rental	-	-	-	-		
100	Total	Rental Income (sum of Lines 070, 080, and 090)	226.71	239.08	245.44	2,424,000		2,361,000
110	3610	Interest on General Fund Investments	2.41	5.34	3.65	36,000		52,754
120	3690	Other Income/Comp Grant	12.28	27.20	51.60	509,600		268,596
130	Total	Operating Income (sum of Lines 100, 110, and 120)	241.40	271.62	300.69	2,969,600		2,682,350
Operating Expenditures - Administration:								
140	4110	Administrative Salaries	35.42	62.24	63.23	624,414		614,643
145	4182	Employee Benefits	24.70	33.84	32.08	316,809		334,241
150	4130	Legal	14.77	5.55	5.77	57,000		54,810
160	4140	Staff Training	0.51	1.34	2.13	21,000		13,215
170	4150	Travel	0.69	1.32	1.62	16,036		13,044
180	4170	Accounting	0.56	0.14	0.21	2,025		13,160
190	4171	Auditing Fees	0.99	1.19	1.71	16,875		
200	4190	Sundry	13.61	13.34	14.18	140,057		131,076
205	4191	Comp Grant Costs	-	-	-	-		
210	Total	Administration Expense (sum of line 140 thru line 200)	91.25	118.96	120.92	1,194,216		1,174,189
TENANT SERVICES:								
220	4210	Salaries	20.51	35.26	46.44	458,615		348,217
225	4222	Employee Benefits	6.71	6.15	7.36	72,710		60,715
230	4220	Recreation, Publications and Other Services	8.42	12.32	12.44	122,899		121,671
240	4230	Contract Costs, Training and Other	-	-	-	-		
250	Total	Tenant Services Expense (sum of lines 220,230, and 240)	35.64	53.73	66.24	654,224		530,603
UTILITIES:								
260	4310	Water	13.33	14.90	24.96	246,514		147,138
270	4320	Electricity	26.93	31.87	40.47	399,713		314,704
280	4330	Gas	50.61	67.81	73.85	729,329		669,737
290	4340	Fuel	2.19	2.05	5.01	49,449		20,259
300	4350	Labor	2.53	2.53	2.53	25,000		25,000
310	4390	Performance Contract (Siemens)	6.01	9.23		91,117		91,117
320	Total	Utility Expenses (sum of line 260 thru line 310)	101.60	128.39	146.82	1,541,122		1,267,955

Name of PHA /IHA			Fiscal Year Ending					
Housing Authority of the City of Norwalk			3/31/2007					
LINE NO.	ACCT. NO.	Description (1)	Actuals Last Fiscal Year 2005 PUM (2)	<input type="checkbox"/> Estimates <input checked="" type="checkbox"/> or Actual Current Budget Year 2006 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
			PUM	Amount (to nearest \$10)	PUM	Amount (to nearest \$10)		
			(4)	(5)	(6)	(7)		
Ordinary Maintenance and Operation:								
330	4410	Labor	81.66	77.96	77.14	761,786		769,975
335	4433	Employee Benefits	37.20	38.92	36.29	358,358		384,366
340	4420	Materials	42.42	45.89	46.58	460,000		453,171
350	4430	Contract Costs	46.64	71.32	63.18	624,000		704,401
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	207.92	234.09	223.18	2,204,144		2,311,913
General Expense:								
410	4510	Insurance	41.55	43.99	45.94	453,666		434,444
420	4520	Payments in Lieu of Taxes	13.10	11.99	9.86	97,400		118,430
430	4530	Terminal Leave Payments	-	-	-			
450	4570	Collection Losses	3.10	3.63	3.54	35,000		35,850
460	4800	Depreciation Expense	0.71	0.83	1.49	14,760		8,210
470	Total	General Expense (sum of lines 410 to 460)	58.46	60.44	60.84	600,826		596,934
480	Total	Routine Expense (sum of lines 210,250,320,360,400,and470)	494.87	595.61	618.00	6,194,531		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	494.87	595.61	618.00	6,194,531		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	52.41	25.09	15.09	149,000		247,754
520	7520	Replacement of Nonexpendable Equipment			2.79	27,600		
540	4620	Casualty Losses - noncapitalized - net	(0.05)	(1.90)	-			
540	Total	Nonroutine Expenditures (sum of lines 510,520, and 530)	52.36	23.19	17.88	176,600		
550	Total	Operating Expenditures (sum of lines 500 and 540)	547.23	618.80	635.89	6,371,131		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	-	-	-	-		
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.	-	-	-	-		
580	Total	Operating Expenditures, including prior Year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	547.23	618.80	635.89	6,371,131		
590		Residual Receipts (or Deficit) before HUD Contributions and Provision for operating reserve (line 130 minus line 580)	(305.82)	(347.17)	(335.20)	(3,401,531)		
HUD Contributions:								
600	8010	Basic annual Contribution Earned-Leased Projects:Current Year						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)	-	-	-	-		
630	8020	Contributions Earned - Op. Sub. - Cur. Yr.(before year-end adj)	279.41	309.97	361.46	3,569,743		3,061,231
635		Residual Receipts(deficit) Current Year(line 590+620)	(26.41)	(37.20)	17.03	168,212		
640		50 Day Street Settlement	-	-	(15.25)	(150,652)		
650		Residual Receipts				17,560		
660		Other (specify): subsidy reduction 11%				(392,672)		
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)	-	-	(53.24)	(525,764)		
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	279.41	309.97	308.22	3,043,979		
690	Total	HUD Contributions (sum of lines 620 and 680)	279.41	309.97	308.22	3,043,979		
700		Residual Receipts (or Deficit) (sum of line590 plus line 690)	(26.41)	(37.20)	(26.98)	(357,552)		
		Enter here and on line 810						

35,119

Name of PHA /IHA Housing Authority of the City of Norwalk		Fiscal Year Ending 3/31/2007
Operating Reserve		PHA/IHA Estimates HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821	PHA / IHA-Leased Housing-Section 23 or 10 (c) 50% of line 480, column 5, form HUD-52564

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date):
790		Provision for Operating Reserve - Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE <input checked="" type="checkbox"/> Actual for FYE
800		Operating Reserve at End of Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE 3/31/2006 <input checked="" type="checkbox"/> Actual for FYE 933,009
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE 3/31/2007 (357,552)
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (sum of lines 800 and 810) 3/31/2007 575,457

Comments:

PHA / IHA Approval Name Curtis O. Law

Title Executive Director

Signature _____ Date _____

Field Office Approval Name _____

Title _____

Signature _____ Date _____

ATTACHMENT D; OPERATING BUDGET

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0026), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 3/31/2007		c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____		d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency/ Indian Housing Authority (PHA/IHA) Housing Authority of the City of Norwalk							
f. Address (city, State, zip code) 24 1/2 Monroe Street, South Norwalk, CT 06854							
g. ACC Number NY355			h. PAS / LOCCS Project No. CT 00200202M			i. HUD Field Office Hartford	

j. No. of Dwelling Units 823		k. No. of Unit Months Available 9876		m. No. of Projects 13	
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LINE NO.	ACCT. NO.	Description (1)	Actuals Last Fiscal Year 2005 PUM (2)	Estimates or Actual Current Budget Year 2006 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
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010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)	-	-	-	-		
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060	7790	Homebuyers Monthly Payments - Contra						
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090	3190	Nondwelling Rental	-	-	-	-		
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110	3610	Interest on General Fund Investments	2.41	5.34	3.65	36,000		
120	3690	Other Income/Comp Grant	12.28	27.20	51.60	509,600		
130	Total	Operating Income (sum of Lines 100, 110, and 120)	241.40	271.62	300.69	2,969,600		-
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180	4170	Accounting	0.56	0.14	0.21	2,025		
190	4171	Auditing Fees	0.99	1.19	1.71	16,875		
200	4190	Sundry	13.61	13.34	14.18	140,057		
205	4191	Comp Grant Costs	-	-	-	-		
210	Total	Administration Expense (sum of line 140 thru line 200)	91.25	118.96	120.92	1,194,216		-
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320	Total	Utility Expenses (sum of line 260 thru line 310)	101.60	128.39	146.82	1,541,122		-

Name of PHA /IHA Housing Authority of the City of Norwalk			Fiscal Year Ending 3/31/2007					
LINE NO.	ACCT. NO.	Description (1)	Actuals Last Fiscal Year 2005 PUM (2)	<input type="checkbox"/> Estimates <input checked="" type="checkbox"/> or Actual Current Budget Year 2006 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
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General Expense:								
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420	4520	Payments in Lieu of Taxes	13.10	11.99	9.86	97,400		
430	4530	Terminal Leave Payments	-	-	-			
450	4570	Collection Losses	3.10	3.63	3.54	35,000		
460	4800	Depreciation Expense	0.71	0.83	1.49	14,760		
470	Total	General Expense (sum of lines 410 to 460)	58.46	60.44	60.84	600,826		
480	Total	Routine Expense (sum of lines 210,250,320,360,400,and470)	494.87	595.61	618.00	6,194,531		
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520	7520	Replacement of Nonexpendable Equipment			2.79	27,600		
540	4620	Casualty Losses - noncapitalized - net	(0.05)	(1.90)	-			
540	Total	Nonroutine Expenditures (sum of lines 510,520, and 530)	52.36	23.19	17.88	176,600		
550	Total	Operating Expenditures (sum of lines 500 and 540)	547.23	618.80	635.89	6,371,131		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	-	-	-	-		
Other Expenditures:								
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700		Residual Receipts (or Deficit) (sum of line590 plus line 690)	(26.41)	(37.20)	(26.98)	(357,552)		
		Enter here and on line 810						

