

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Norwalk Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): April 1 st 2010 PHA Code: CT002														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 823 Number of State of Ct Units: 74 Number of HCV units: 680 Number of Moderate Rehab HCV Units: 200														
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1:															
PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	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 for the next five years: To provide safe, decent and affordable housing, and to assist the low-income housing participants to become self-sufficient.														

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

I. PROPOSED GOALS AND OBJECTIVES 2010-2014

THE NHA WORKING ASSUMPTIONS ARE AS FOLLOWS:

- Concentrations of poverty are detrimental to the well-being and life success of residents and communities
- The Housing Authority should strive to 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.
- The Housing Authority should promote a wide range of housing opportunities for lower income people in Norwalk, through such initiatives as removing regulatory barriers, providing zoning incentives, utilizing local funds and encouraging local institutions to address low income needs.
- The Housing Authority should be a major supporter of educational achievement from kindergarten, or preschool, through college to help launch self sufficient adults. Educational initiatives need to be year round to prevent educational regression during vacation periods.

The NHA Goals for the next 5 Years are as follows:

- 1. Expand the supply of assisted housing**
- 2. Improve the Quality of Assisted Housing**
- 3. Increase Assisted Housing Choices**
- 4. Improve Quality of NHS Properties and the Neighborhoods they are in**
- 5. Promote Self-Sufficiency of NHA Customers**
- 6. Promote Fair Housing and Equal Opportunity**

II. 2005-2009 NHA FIVE YEAR GOALS AND PROGRESS IN MEETING GOALS

ORIGINAL GOALS AND ACCOMPLISHMENTS APRIL 1ST 2005 THROUGH MARCH 31ST 2010 (INCLUDING 31ST

See Attachment A

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

PHA Plan Element	Section/s in Prior Plan Format	Changed	Attached to this Plan	Only on File at the NHA
PHA Plan 2005-2009 5 Year Goals and Prior Progress		Yes	Attachment A	
Eligibility, Selection and Admissions Policies, including Deconcentration and	3.A and 3.B			√
Eligibility	3.A.(1) 3.B.(1)	No		√
Wait List Procedures.	3.A.(2) 3.B.(2)	No		√
Selection	3.A.(3)	Yes	Attachment B	
Admissions Policies	3.A.(4) 3.B.(4)	Yes	Attachment B	
Deconcentration	3.A.(6)	Yes		√
Financial Resources	2	Yes	Attachment C	
Rent Determination	4			√
Income Based Rents	4.A.(1)	No		√
Flat Rents	4.A.(2)	Yes	Attachment D	
Payment Standards (HCV)	4.B.(1)	Yes	Attachment E	
Minimum Rent	4.B.(2)	No		√
Operation and Management Utility Schedule	5	Yes	Attachment F	
Operation and Management Utility Schedule	5	Yes	Attachment G	
Lease & Grievance Procedures	6	Yes	Attachment H	
Designated Housing for Elderly and Disabled Families	9	Yes		√
Community Service and Self-Sufficiency	12	Yes		√
Safety and Crime Prevention	13	No		√
Pets	14	No		√
RAB Members	18.B	Yes	Attachment I	
CFP Annual Statement		Yes	Attachment J	
CFP 5 Year Plan		Yes	Attachment K	
Housing Needs Analysis		Yes	Attachment L	
Strategy for Addressing Needs		Yes	Attachment M	
Substantial Deviation		Yes	Attachment N	
Civil Rights Certification	15	No	Attachment P	
Fiscal Year Audit	16	No		√
Asset Management	17	No		√
Other Information required by HUD	18			
Violence Against Women Act (VAWA)	No section	No	Attachment O	

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of the PHA Plan may be obtained from the NHA Office at 24 ½ Monroe St, Norwalk CT 06854

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. The NHA intends to make an application for HOPE VI funding for Washington Village in 2010. It also intends to explore mixed financing and/or HOPE VI funding opportunities for Roodner Court and Meadowbrook.</p> <p>b. The NHA will continue and expand its self-sufficiency efforts through the FSS program and through its homeownership programs for public housing residents applying for Section 32 approval and for HCV participants through its current approved HCV homeownership program. It is making a formal request of the City of Norwalk to replenish the funds for the Norwalk Redevelopment Agency Down Payment Assistance program, which is critical for low income homeownership.</p> <p>c. The NHA will continue to examine the use of project based Section 8 both for redevelopment of existing public housing developments including Washington Village, Roodner Court and Meadow Garden and for other initiatives.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p style="text-align: center;"><i>See Attachment J – Separate Files</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;"><i>See Attachment K – Separate Files</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The NHA is exploring the use of debt secured by the CFP, but does not anticipate any use of the CFP to repay debt in FY 2010.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">See Attachment L</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;"><i>See Attachment M</i></p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;"><i>See Attachment A</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="text-align: center;"><i>See Attachment N</i></p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p style="text-align: center;"><i>See Attachment P</i></p>
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ATTACHMENTS:

#	Attachment/Document
A	2005-2009 Five Year Plan Goals & Progress 2005 - 2009
B	Amendments to ACOP and HCV Administrative Plans
C	C1 Financial Resources C2 AMPs Budgets
D	Flat Rents Schedule
E	HCV Payment Standards (2 Tier)
F	Utility Schedule
G	Maintenance Charges
H1	Lease
H2	Grievance Procedure Revisions
I	RAB List
J	CFP – Annual Statement [Attached Separately]
K	CFP – 5 Year Plan [Attached Separately]
L	Housing Needs Analysis
M	Strategy for Addressing Housing Needs
N	Substantial Deviation and Substantial Amendment Policy
O	VAWA Policy
P1	Civil Rights Certification
P2	Other Required Certifications [Attached Separately]

ATTACHMENT A: 2005-2009 NHA FIVE YEAR GOALS AND PROGRESS IN MEETING GOALS

**ORIGINAL GOALS AND ACCOMPLISHMENTS APRIL 1ST 2005 THROUGH MARCH 31ST 2010
(INCLUDING ANTICIPATED ACCOMPLISHMENTS THROUGH MARCH 31ST 2010)**

1. Expand the supply of assisted housing

a. Apply for additional rental vouchers:

Outcome: Norwalk Housing Authority applied for vouchers; application not awarded.

b. Leverage private or other public funds to create additional housing opportunities:

HOPE VI feasibility study completed, identifying Washington Village as the most competitive site.

c. Acquire or build units or developments

Outcome: Now tied in with City of Norwalk redevelopment efforts

d. Other (list below)

i. Participate in the development and implementation of the City's Consolidated Plan

Did work with planning process each year

ii. Pursue passage of an inclusionary zoning ordinance in Norwalk
Expect it to be in the new City Consolidated Plan for 2010

iii. Pursue passage of linkage fees ordinance in Norwalk
Expect it to be in the new City Consolidated Plan for 2010

2. Improve the quality of assisted housing

a. Improve public housing management:

Reorganized maintenance staff to improve service delivery and accountability. There were no Independent Public Audit findings.

b. Improve voucher management:

Norwalk Housing Authority has been a SEMAP high performer since 2008.

c. Increase customer satisfaction:

i. Continue procedures for improved customer service reception
Established drop in message form to improve customer satisfaction

d. Concentrate on efforts to improve specific management functions:

i. Timely resolution of PHAS & SEMAP deficiencies, if any, during 2004-2009

Scores from 2004 were in eighty's with no unsatisfactory areas.

ii. Explore ways to increase program revenues

Looking to extend the Energy Services Contract from 12 to 20 years that will permit \$1,800,000 in energy conservation work to be completed. At

Colonial Village a Mark-Up-To Budget rent increase was submitted and approved. Applied for competitive American Recovery and Reinvestment Act for over 13 million dollars. Received \$2,057,000 for Leroy Downs, 20 West Ave., and Senior Court. Received \$1,670,000 in additional Capital Funds from American Recovery and Reinvestment Act.

iii. Upgrade computer system to assist in program management and performance measurement
 Provided laptops and training to Maintenance Supervisors and mechanics to improve responsiveness and management.

e. Renovate or modernize public housing units:

i. Meet obligation and expenditure schedule for Capital Funds during 2004-2009

All deadlines have been met.

ii. Increase annual funding from the Community Development Block Grant Program

The CDBG funding has decreased over the years from on average of \$100,000/year. The NHA expects a restoration of funds in the new ConPlan budget for 2010.

Outcome:

Year	Description	Request	Award
2005	Career Achievement Ctr. @ 20 West Career Counselor Comm. Ed. Coordinator Aide	81,000	75,000
2006	Introduction to Media Arts Fields HYRE (Helping Youth Reach Employment) Media Arts	15,000	15,000
2007	Meadow Gardens Playground	66,312	71,312
2008	King Kennedy Center renovation	80,000	40,000
2009	Irving Freese –Security Audio Intercom System Senior Court_Community Center: 2 Doors Programmed for Resident Electronic Wand Keys	97,848	48,700

f. Redevelop public housing projects into mixed income developments:

i. Conduct public housing redevelopment analysis

Feasibility study completed; Washington Village set as first priority in collaboration with Norwalk Redevelopment Agency. Study being conducted on substantial rehabilitation feasibility for Roodner Court.

Transparency of Hope VI: NHA awarded the Hope VI Feasibility contract to ABT Associates at a Board of Commissioner's meeting on March 19, 2008. Given the real estate implication HOPE VI discussions are permissible. Executive Session items were noted on agendas of September 17, 2008, November 5, 2008, January 13, 2009, February 18, 2009, March 25, 2009 and November 18, 2009. Minutes have been posted on NHA's website since November 2008 and agendas are only required to be posted by State agencies.

3. Increase assisted housing choices

a. Continue voucher mobility counseling:

This is a part of each briefing. In 2007, 18.5% of voucher holders resided in higher income census tracts and this has increased to 31%. Additionally, Fair Housing Officer or Fair Rent Director attended the following HCV briefings: 1/27/2009; 8/28/2009 and 11/24/2009.

b. Conduct outreach efforts to potential voucher landlords in low-poverty census tracts

Outcome: Conducted joint meeting with Fair Housing and Fair Rent which attracted over 50 attendees.

c. Review voucher payment standards

Outcome: Developed 2 tier payment standard inside and outside higher income census tracts to promote mobility. In 2007 18.5% of HCV participants' resided in higher income census tract areas while in 2009, 31% reside in higher income census tract areas. Effective January 1, 2010 increased the payment standard in higher income census tract for 1 through 3 bedroom units to between 108.8 to 110% of Fair Market Rents.

d. Implement voucher homeownership program:

Outcome: (4) families purchased homes using the HCV Homeownership Program. Six other families participating in the Section 8 Family Self Sufficiency purchased homes independently.

e. Implement public housing or other homeownership programs:

Outcome: Five (5) public housing tenants became homeowners, one using the Housing Choice Voucher Homeownership Program.

f. Study feasibility of public housing site-based waiting lists:

Outcome: Staff reviewed and concluded advantageous to keep present agency wide system.

g. Other: (list below)

i. Explore opportunity to become a MTW agency

Outcome: NHA did not meet HUD criteria for the Moving to Work status. Will pursue it in the future.

ii. Negotiate opportunities for placing public housing 'vouchers' and housing choice vouchers in new and existing market rate developments

Outcome: Reviewing opportunities to issue requests for project based voucher proposals from owners.

4. Improve community quality of life and economic vitality

a. Provide an improved living environment

- i. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Outcome: The use of deconcentration skipping was implemented and resulted in lower income developments improving their average tenant income and thus meeting Norwalk's average development income.

Outcome: Skipping was used for developments in 2008-2009 that required measures to change the income mix.

- ii. Implement public housing security improvements:

Outcome: Installed new security system at Leroy Downs, 20 West Avenue, John Shostak and Senior Court. CDBG funding to expand Senior Court and install new system at Irving Freese.

- iii. Other: (list below)

- Pursue mixed income development opportunities

Outcome: Colonial Village redevelopment concept revised to include market rate units. Working with HUD on transfer of Section 8 to new units. Washington Village mixed use development is being pursued. The City is working to change the current land use designation to permit housing development on Day Street site.

- Improve admission screening

Outcome: Implemented work priorities

- Sustain lease enforcement activities

Outcome: Have continued strict lease enforcement with 19 evictions from 4/1/08 to present.

- Sustain designation of certain properties as senior/physically disabled

Outcome: Renewal effective October 2009 for 2 years.

5. Promote self-sufficiency and asset development of families and individuals

a. Promote self-sufficiency and asset development of assisted households

Outcome: A Festival of Opportunity was held in September 2009 and the following organizations and/or companies attended:

People's United Bank: provided information on their buyer education course for first time home buyer and provided information on the different products they have for those that would like to buy a home.

Office Team: provided information on employment opportunities, collected resumes from our participants. Our participants have new opportunities for employment through Office Team.

TD Bank North: provided information both in Spanish and English for homeownership opportunities and education. TD Bank North also provided employment information for TD Bank, which is currently recruiting for different positions at different locations in Norwalk and surrounding branches.

Common Cause: is one of the most active, effective, and respected nonprofit organizations working for political change in America. Common Cause strives to strengthen our democracy by empowering members, supporters and the general public to take action on critical policy issues.

William Raveis: provided information regarding the process of dealing with real state agencies if you are looking to buy a home; also information if you are a Section 8 voucher holder and are looking to find a rental unit. They also provided information regarding the process and opportunities and benefits in becoming a real state agent.

Housing Development Fund, Inc.: provided information for first time homebuyers. Free one-on-one counseling and affordable financing options. They spoke about guidelines and eligibility requirement for the different programs they offer. Loan products were also discussed.

Constellation Health Services: is an agency that provides a variety of health services. They are currently recruiting for different employment opportunities within the health industry. They provided applications for the different positions they have available.

Connecticut Association of Human Services: discussed early child care and education, Health, VITA program and food stamp program.

McCue Mortgage: spoke to residents about their first time homebuyer education center, products and loan types. They are currently looking to employ a Mortgage loan officer.

Dress for Success: promotes the economic independence of disadvantaged women by providing professional attire, a network of support and the career development tools to help women thrive in work and in life. Dress for Success is a not-for-profit organization offering services designed to help our clients find jobs and remain employed. Each Dress for Success client receives one suit when she has a job interview and can return for a second suit or separates when she finds work. Dress for Success also provided

information on resume development.

Connecticut Light & Power: provided information regarding different programs to help families save on electrical bills, how to insulate your home to keep it energy efficient and provided information on job openings around the state of Connecticut.

University of Phoenix, Fairfield County Campus : informed residents of the different education opportunities they provide and the different financial assistance programs they have to help residents acquire higher education opportunities.

Money Management International: is a non-for profit agency that provides counseling in money management, credit repair & counseling and home ownership education. Literature was provided to residents regarding one-on-one counseling for the different topics mentioned above.

The Witness Project of Connecticut: provides culturally and age appropriate breast and cervical cancer education to women in senior centers and public housing. They coordinate breast cancer screenings Mammograms, clinical Breast Exams and Pap Tests. Information was given out to every resident that attended the festival.

Norwalk Housing Authority Learning Center: Sheron Rowe, from the Learning Center provided information regarding development of resumes, interview skills and employment opportunities. She was able to make new appointments with different residents to help them build a professional resume.

Primerica: is currently looking for bilingual employees to work part-time and full-time positions. Eliminating Debt, Loan Consolidation and the Development of good habits once you have consolidated your debt were discussed. Entrepreneurship opportunity and education with Primerica were also discussed.

Connecticut Dental Health Partnership: provided information regarding their dental plans and services to low income families.

b. Increase the number and percentage of employed persons in assisted families:

Outcome: From 2005 through 2009, the number of employed family head of households, spouses or co-heads increased yearly from 403 to 533.

c. Provide or attract supportive services to improve assistance recipients' employability:

Outcome: FCA providing training and direction for Family Self Sufficiency staff. Also, Family Self Sufficiency staff provided the following resources to residents, Career Coach, YouthWorks, YouthWorks 2009 Earn & Learn Summer Employment Program, and Referrals to WorkPlace workshops in Stamford & Bridgeport as well as services in a, above.

d. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Outcome: Have contract with Senior Services to assist elderly and families with disabilities. Senior Nutrition dinner program began at the Irving Freese complex in October 2003.

e. Other: (list below)

i. Continue and expand Learning Center Program

Outcome: Extensive outcome based reading program and art program initiated. Other programs sustained.

ii. Address issues of academic achievement and graduation rates of NHA children and youth, including truancy prevention.

Outcome: NHA has grown college scholarship program to over \$100,000 to provide hope and support to students.

6. Ensure Equal Opportunity in Housing for all Americans

a. Ensure equal opportunity and affirmatively further fair housing

i. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial or marital status, disability, age, ancestry, creed, sexual orientation, and lawful source of income:

Outcome: Advertisements include equal housing information

ii. 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:

Outcome: Completed Analysis of Impediments to Fair Housing.

iii. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Outcome: Training provided to staff by Nan McKay, national housing consultant on accessible housing for persons with disabilities

iv. Other: (list below)

- Explore development of project based HCV acquisition/development for disabled populations

Outcome: Other redevelopment effects superseded this action

The major initiatives proposed and their outcomes for the fifth year were:

Outcome 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.

Outcome: Four families purchased a home with Housing Choice Voucher assistance.

Outcome: 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.

- A June 2009 assessment of student reading skills/performance showed a 73% increase in scores versus a baseline assessment conducted the previous fall.
- A March 2009 survey of Learning Center students ages 12-18 showed that 58.5% of respondents had a desire to attend college or some other post-secondary institution, and increase of 15.5% from a survey done in 2008.
- Our Early Childhood Program graduated 9 students into kindergarten at the end of the summer. This program consistently works with 10-15 families each session.
- A dedicated Creative Art Center was opened in the summer of 2009. This center consistently sees 12-15 students every day. The students receive instruction not only in art, but in the history of the techniques involved and the prominent artists who practiced them. A literacy component is included in each lesson.
- Continued partnerships with local organizations, such as Stepping Stones Museum for Children and the Family and Children's Agency, to provide intellectual and extracurricular activities to students.
- As of mid-October 2009 the Learning Centers have over 170 students registered. Each students' parent or guardian was required to register their child in person in order to begin fostering more effective parent/center communication.

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.

Colonial Village redevelopment revised to mixed income concept. HOPE VI feasibility study completed, identifying Washington Village as the most competitive site.

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).

No progress given, other priorities.

Outcome: 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.

Outcome: Implemented 2008 ACOP revision on working preferences and drug testing. Marketing study planned.

Outcome: 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.

Outcome: We have chosen to begin a parent advisory committee. This committee would be made up of three (3) parents from each of our five (5) learning centers. The committee will meet quarterly at a designated location for discussions facilitated by the Assistant Director of Learning Centers, transportation with food and beverages to be provided. These discussions will focus on current and upcoming programs at the Learning Centers, ways to more effectively address students performance and needs, as well as parent input into how to improve the Learning Centers for all parties. The first meeting will be held the end of January 2010.

7. Review HUD Asset Management requirements and design an asset management system appropriate for the NHA.

In progress, Fall 2009

8. 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.

Anticipate completion 3/31/2010.

9 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.

Keyless security will be in place at Irving Freese, John Shostak, Senior Court, 20 West Ave. and Leroy Down 3/31/2009.

10. Explore capitalization of the Capital Fund Program.

This appears to be a poor alternative for NHA given small formula allocation. More effective to develop a Phase II Energy Services contract and apply for competitive Capital Funds through 2009 American Recovery and Reinvestment.

11. Conduct elections of Tenant Councils fairly

Norwalk Housing Authority hires the American Arbitration Association to conduct tenant council elections to ensure fairness.

ATTACHMENT B: AMENDMENTS TO THE ACOP AND ADMINISTRATIVE PLANS

Please note that changes are highlighted in grey. Also sections quoted are to provide for the context and placement of the changes only. For full text of the Section please see the ACOP and Administrative Plan on file at the Housing Authority Offices:

<p style="text-align: center;">NORWALK HOUSING AUTHORITY NORWALK CONNECTICUT</p> <p style="text-align: center;">HOUSING ADMINISTRATIVE HANDBOOK FOR THE FOLLOWING PROGRAMS</p> <p style="text-align: center;"><u>FEDERAL PROGRAMS</u></p> <p style="text-align: center;">LOW RENT PUBLIC HOUSING PROGRAM [ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP)] PROJECT BASED SECTION 8 PROGRAM</p> <p style="text-align: center;"><u>STATE OF CONNECTICUT PROGRAMS</u></p> <p style="text-align: center;">AFFORDABLE HOUSING PROGRAM MODERATE RENTAL HOUSING PROGRAM ELDERLY HOUSING PROGRAM CONGREGATE HOUSING PROGRAM</p> <p style="text-align: right;">Draft Date: April 15, 2008</p>
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Also please note that any ACOP or HCV Administrative Plan references to Attachments or Appendices in the text of the changes below, refer to such documents in the ACOP and HCV Administrative Plan only; not to Attachments to this PHA Plan.

ACOP AMENDMENTS

3.M. LIVE-IN AIDE

Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who: (1) is determined to be essential to the care and well-being of the persons, (2) is not obligated for the support of the persons, and (3) would not be living in the unit except to provide the necessary supportive services [24 CFR 5.403].

The PHA must approve a live-in aide if needed as a reasonable accommodation in accordance with 24 CFR 8, to make the program accessible to and usable by the family member with disabilities.

A live-in aide is a member of the household, not the family, and the income of the aide is not considered in income calculations [24 CFR 5.609(b)]. Relatives may be approved as live-in aides if they meet all of the criteria defining a live-in aide. However, a relative who serves as a live-in aide is not considered a family member and would not be considered a remaining member of a tenant family.

NHA Policy

A family's request for a live-in aide can be made orally or in writing. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or case worker, that the live-in aide is essential and qualified for the care and well-being of the elderly, near-elderly, or disabled family member.

In addition, the family and live-in aide will be required to submit a certification stating that the live-in aide is (1) not obligated for the support of the person(s) needing the care, and (2) would not be living in the unit except to provide the necessary supportive services. This will be required at admission and at re-examination. In addition, all live-in aides will be subject to the same admission screening as tenancy applicants and may be rejected as a result of such screening.

The NHA will not approve a particular person as a live-in aide, and may withdraw such approval if:

- The person commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program;*
- The person commits drug-related criminal activity or violent criminal activity; or*
- The person currently owes rent or other amounts to the NHA or to another PHA in connection with housing choice voucher or public housing assistance under the 1937 Act.*
- Upon application for admission or during occupancy the person must document a current place of permanent residence to be considered as a live-in-aide.*
- There is no continuing need for services requiring a live-in-aide.*

- *The aide violates any condition of the lease or any rules of Norwalk Housing Authority.*
- *Continued eligibility of a live-in aide will be determined annually at recertification.*
- *An existing family member of the household will not be considered as a live-in aide*

3.U. SCREENING OF APPLICANTS

Previous Behavior in Assisted Housing

HUD authorizes the PHA to deny assistance based on the family's previous behavior in assisted housing:

NHA Policy

The NHA **will not** deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under a Family Self-Sufficiency (FSS) program or the Welfare to Work program.

The NHA **will deny** assistance to an applicant family if:

- The family does not provide information which the NHA or HUD determines is necessary in the administration of the program.
- The family does not provide complete and true information to the NHA.
- *Any family member has been evicted from Federally assisted housing in the last three years.
- The NHA has ever terminated assistance under the HCV program for any member of the family.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- The family owes rent or other amounts to any PHA or the NHA in connection with the HCV, Certificate, Moderate Rehabilitation, Public Housing, Project Base Section 8 or State of Connecticut housing programs, unless the family repays the full amount of the debt **within 5 days of** being selected from the waiting list.
- If the family has not reimbursed any PHA or the NHA for amounts the PHA or the NHA paid to an owner under a HAP contract for rent, or damages to the unit, or other amounts owed by the family under the lease, unless the family repays the full amount of the debt within 5 days after being selected from the waiting list for admission. Failure to pay the debt/s will be cause for not offering a unit for occupancy.

3.U. SCREENING OF APPLICANTS

Screening for Suitability as a Tenant

3. How the NHA will check ability to comply with essential lease requirements:

Information to be considered in completing applicant screening shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application, in present and prior housing. The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:

- a. Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare;
- b. Adversely affect the physical environment or financial stability of the project;
- c. Violate the terms and conditions of the lease;
- d. Require services from NHA staff that would alter the fundamental nature of the NHA's program.
- e. The NHA will conduct a detailed interview of all applicants using an interview checklist. The form will ask questions based on the essential elements of tenancy. Answers will be subject to third party verification.
- f. The NHA will complete a credit check and a rental history check on all applicants. All applicants must be in good standing with all their utility accounts in order to be able to establish utility account credit at move-in. Credit scores are evaluated for head of household, spouse, or co-head. If each respective applicant family member has individually scored 120 or greater in the First Advantage SafeRent report, the credit rating is acceptable. If any applicant family member's score is less than 120, a more detailed review is conducted to predict the future performance of the applicant. Each family member's account is reviewed; any account for medical, foreclosure or repossession or under \$100.00 is disregarded. Individual accounts are reviewed based on age, type, outstanding balance, charge off or in collection. If one member's credit is acceptable while another member's is not, then the more detailed review described above is conducted for each applicant and averaged. See Appendix N.
- g. Payment of funds owed to the NHA is part of the screening evaluation. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. The NHA will consider any past balances owed the NHA by the applicant for any program that the NHA operates. The NHA expects these balances to be paid in full (within 5 days after being selected before initiating the full screening process. The NHA will not admit families who owe back balances.

Appendix N
NORWALK HOUSING AUTHORITY
Credit Check Rating Form

Name of Applicant _____
 (If more than one adult family member, average scores)

Date of Evaluation: _____

Annual Income: _____ Total Debt: _____

	# of Accounts	Points Each	Total Points	Revision (If Applicable)
Currently In Good Standing		2		

Number of plus points				
-----------------------	--	--	--	--

Written-off or in collection with balance between \$100 and \$499		-1		
Written-off or in collection with balance between \$500 and \$1,999		-2		
Written-off or in collection with balance of \$2,000 or more		-3		
Total Debt more than annual income	Y	-1		

Number of minus points				
------------------------	--	--	--	--

Automatic Disqualification: Taxes in arrears to federal , state or local government

Total # of Points				
-------------------	--	--	--	--

An acceptable score of rating is -5 or higher.

Eligible for housing: YES NO Conference Required

Note: Outstanding medical balances, repossessions and foreclosures are not considered in determining final score.

Conference /Hearing results: _____

 NHA Representative

Revised 10/09

4.C. PLACEMENT ON THE WAITING LIST

The PHA must review each complete application received and make a preliminary assessment of the family's eligibility. The PHA must accept applications from families for whom the list is open unless there is good cause for not accepting the application (such as denial of assistance) for the grounds stated in the regulations. Where the family is determined to be ineligible, the PHA must notify the family in writing. Where the family is not determined to be ineligible, the family will be placed on a waiting list of applicants.

No applicant has a right or entitlement to be listed on the waiting list, or to any particular position on the waiting list other than what preferences the family may qualify for and which would place the family in a different position other than date and time.

Ineligible for Placement on the Waiting List

NHA Policy

If the NHA can determine from the information provided that a family is ineligible, the family will not be placed on the waiting list. Where a family is determined to be ineligible, the NHA will send written notification of the ineligibility determination within 15 business days of receiving a complete preliminary application. The notice will specify the reasons for ineligibility, and will inform the family of its right to request an informal review within 14 business days and explain the process for doing so (see Chapter 16).

If an applicant is subject to time restrictions for admission due to prior behavior, an application will not be considered valid if submitted before the time period in the admissions restriction has expired.

Note that the NHA requires that any family claiming foster children and/or children in foster care, must have those children in residence at the time of preliminary application and/or full application for admission. If family composition changes after occupancy a transfer request can be made.

4.J. SELECTION METHOD

Working head of household or working family member. (who has averaged at least 19 ½ hours of work a week for at the past six months)

or person 62 years old or older

or a person unable to work because of the extent of their disability

or a person who is a legal resident of Norwalk

A person has worked for less than 6 months but has averaged at least 19 ½ hours a week during that period

or a person with a job offer to work in Norwalk with a minimum of 19 ½ hours a week of work All working preferences are documented at time of declaration and selection. Applicants who have lost their job within 30 days before selection shall be ranked based on immediate prior employment.

Ranking Preferences

Ranking Preferences are the total weight assigned to preferences using the weighting table below

Applicants may have multiple preferences. All preference selections are made using this weighting system and if applicants have the same weight, then lottery designation or date and time are used to select. For those without any preferences, selections are made by lottery designation or date and time of the application.

The weighting table is:

Preference	Weight
1. Working head of household or working family member (who has averaged at least 19 ½ hours of work a week for the past six months), or a person 62 years old or older or a person unable to work because of the extent of their disability	3
2. A legal resident of Norwalk	1
3. If applicant family does not qualify for the first preference, a head of household or family member who either has been working less than 6 months a week (averaging at least 19 ½ hours of work a week) or who has a job offer to work in Norwalk (for a job averaging at least 19 ½ hours of work a week).	1
Total Preference Points Possible	4

Applicants may have multiple preferences. All preference selections are made using this weighting system and within each pool applicants are selected by date and time. If date and time are the same, a lottery is used to sort applicants.

HCV ADMINISTRATIVE PLAN AMENDMENTS

Note: Items in Grey are the changes

1-II.C. THE HCV PARTNERSHIPS

What does the PHA do?

The PHA administers the HCV program under contract with HUD and has the following major responsibilities:

- Establish local policies;
- Review applications from interested applicant families to determine whether applicants are eligible for the program;
- Maintain waiting list and select families for admission;
- Issue a HCV to selected family and provide any available listing;
- Conduct outreach to owners, with special attention to owners outside areas of poverty or minority concentration;
- Approve the rental unit (including assuring compliance with housing quality standards and rent reasonableness), the owner, and the tenancy;
- Make housing assistance payments to the owner in a timely manner;
- Ensure that families and their rental units continue to qualify under the program;
- Ensure that owners and families comply with program rules;
- Provide families and owners with prompt, professional service;
- Comply with all fair housing and equal opportunity requirements, HUD regulations and requirements, the Annual Contributions Contract, HUD-approved applications for funding, the PHA's administrative plan, and other applicable federal, state and local laws. The Fair Housing Officer and Human Relations and Fair Rent Director will be invited to attend HCV group briefings.
- Due to the consistent need for additional vouchers, NHA will apply for vouchers of any type that may become available. NHA will incorporate all requirements needed to comply with additional funds for targeted or non-targeted vouchers from NOFA's or awards.

3-I.M. LIVE-IN AIDE

Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:

- (1) is determined to be essential to the care and well-being of the persons,
- (2) is not obligated for the support of the persons, and
- (3) would not be living in the unit except to provide the necessary supportive services [24 CFR 5.403].

The PHA must approve a live-in aide if needed as a reasonable accommodation in accordance with 24 CFR 8, to make the program accessible to and usable by the family member with disabilities. A live-in aide is a member of the household, not the family, and the income of the aide is not considered in income calculations [24 CFR 5.609(b)]. Relatives may be approved as live-in aides if they meet all of the criteria defining a live-in aide. However, a relative who serves as a live-in aide is not considered a family member and would not be considered a remaining member of a tenant family.

PHA Policy

A family's request for a live-in aide **may be made orally or in writing**. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or caseworker, that the live-in aide is essential for the care and well-being of the elderly, near-elderly, or disabled family member.

In addition, the family and live-in aide will be required to submit a certification stating that the live-in aide is

- (1) not obligated for the support of the person(s) needing the care, and
- (2) would not be living in the unit except to provide the necessary supportive service

All applicants, applying for a live-in aide, must document permanent full-time personal residence for the live-in aide at the time of application and decision. Norwalk Housing Authority will not approve a particular person as a live-in aide, and may withdraw such approval if [24 CFR 982.316(b)]:

The person commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program;

The person commits drug-related criminal activity or violent criminal activity; or

The person currently owes rent or other amounts to NHA or to another PHA in connection with Section 8 or public housing assistance under the 1937 Act.

Within 20 business days of receiving a request for a live-in aide, including all required documentation related to the request, NHA will notify the family of its decision in writing.

An existing family member of the household will not be considered as a live-in aide.

In accordance with PIH 2009-22 HA, occasional, intermittent, multiple or rotating care givers typically do not reside in the unit and would not qualify as live-in aides. Therefore, an additional bedroom should not be approved for a live-in aide under these circumstances.

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, PP. 4-11 – 4-16]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA.

PHA Policy

Depending upon the length of time that applicants may need to wait to receive assistance, NHA may use a one- or two-step application process.

A one-step process will be used for Family Unification, Shelter Plus Care and homeownership, when it is expected that a family will be issued a HCV within 60 days of the date of application. At application, the family must provide all of the information necessary to establish family eligibility and level of assistance.

*A two-step process will be used for all other applications. Under the two-step application process, the PHA initially will require families to provide only the information needed for placement on the **waiting list**. The family will be required to provide all of the information necessary to establish family eligibility and level of assistance when the family is selected from the waiting list.*

Families may obtain preliminary application forms from the NHA's office during normal business hours or access on website. Families may also request – by telephone or by mail – that a form be sent to the family via first class mail.

Completed applications must be returned to NHA in person during designated business hours within 10 business days from request and a receipt will be given. (Exceptions may be made as a reasonable accommodation for the disabled).

Applications must be complete in order to be accepted by the PHA. If an application is incomplete, NHA will notify the family of the additional information required.

4-III.E. THE APPLICATION INTERVIEW

HUD recommends that the PHA obtain the information and documentation needed to make an eligibility determination through a private interview [HCV GB, pg. 4-16}. Being invited to attend an interview does not constitute admission to the program.

Reasonable accommodation must be made for persons with disabilities who are unable to attend an interview due to their disability.

PHA Policy

Families selected from the waiting list are required to participate in an eligibility interview.

All adult family members are required to attend the interview.

The interview will be conducted only if all adult family members provide appropriate documentation of legal identity.

(Chapter 7 provides a discussion of proper documentation of legal identity).

If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial (See Chapter 3)

The family must provide the information necessary to establish the family's eligibility, and determine the appropriate level of assistance, as well as completing required forms, providing required signatures, and submitting required documentation. If any materials are missing, the PHA will provide the family with a written list of items that must be submitted.

Must also provide letter from the utility companies (Gas and Electric) documenting the Head of Household's ability to establish accounts in their name unless the household is not responsible for any utilities.

Any required documents or information that the family is unable to provide at the interview must be provided within 10 business days of the interview (Chapter 7 provides details about longer submission deadlines for particular items, including documentation of Social Security numbers and eligible noncitizen status).

If the family is unable to obtain the information or materials within the required time frame, the family may request an extension.

Interviews will be conducted in English. An advocate, interpreter, or other assistant may assist the family with the application and the interview process.

If the family is unable to attend a scheduled briefing or interview, the family must contact NHA in advance of the interview in writing to schedule a new appointment. Applicants who fail to attend one scheduled briefing or interview without NHA approval will be denied assistance based on the family's failure to supply information needed to determine eligibility.

A notice of denial will be issued in accordance with policies contained in Chapter 3.

5-II.E. HOUSING CHOICE VOUCHER TERM, EXTENSIONS, AND SUSPENSIONS

Extensions of Voucher Term [24 CFR 982.303(b)]

The PHA has the authority to grant extensions of search time, to specify the length of an extension, and to determine the circumstances under which extensions will be granted. There is no limit on the number of extensions that the PHA can approve. Discretionary policies related to extension and expiration of search time must be described in the PHA's administrative plan [24 CFR 982.54].

PHAs must approve additional search time if needed as a reasonable accommodation to make the program accessible to and usable by a person with disabilities. The extension period must be reasonable for the purpose.

The family must be notified in writing of the PHA's decision to approve or deny an extension. The PHA's decision to deny a request for an extension of the voucher term is not subject to informal review [24 CFR 982.554(c) (4)].

Current PHA Policy

NHA will automatically approve a 30-day extension upon written request from the family.

NHA will approve additional extensions only in the following circumstances:

- 1. It is necessary as a reasonable accommodation for a person with disabilities.*
- 2. It is necessary due to reasons beyond the family's control, as determined by the PHA. Following is a list of extenuating circumstances that the PHA may consider in making its decision. The presence of these circumstances does not guarantee that an extension will be granted:*
 - Serious illness or death in the family*
 - Other family emergency*
 - Whether the family has already submitted requests for tenancy approval that were not approved by NHA*
 - Whether family size or other special requirements make finding a unit difficult*

All requests for extensions to the HCV term must be made in writing and submitted to NHA prior to the expiration date of the HCV and must include the reason(s) an extension is necessary. NHA requires the family to provide documentation to support the request.

NHA will decide whether to approve or deny an extension request within 10 business days of the date the request is received, and will immediately provide the family written notice of its decision.

6-I.B. HOUSEHOLD COMPOSITION AND INCOME

Income received by all family members must be counted unless specifically excluded by the regulations. It is the responsibility of the head of household to report changes in family composition. The rules on which sources of income are counted vary somewhat by family member. The chart below summarizes how family composition affects income determinations.

Summary of Income Included and Excluded by Person	
Live-in aides	Income from all sources is excluded [24 CFR 5.609(c)(5)].
Foster child or foster adult	Income from all sources is excluded [24 CFR 5.609(c)(2)].
Head, spouse, or cohead Other adult family members	All sources of income not specifically excluded by the regulations are included.
Children under 18 years of age	Employment income is excluded [24 CFR 5.609(c)(1)]. All other sources of income, except those specifically excluded by the regulations, are included.
Full-time students 18 years of age or older (not head, spouse, or cohead)	Employment income above \$480/year is excluded [24 CFR 5.609(c)(11)]. All other sources of income, except those specifically excluded by the regulations, are included.

Families claiming to have annual income of less than \$3,000 will be required to execute verification forms to determine that certain forms of income such as unemployment benefits, TANF, SSI, etc. are not being received by the household.

15-VII.B. FAMILY ELIGIBILITY [24CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative Plan.

The family must have been admitted to the Housing Choice Voucher program. If the family is a port-in family, and they have completed a homeownership training course satisfactory to NHA and met any other NHA HCV Homeownership requirements, NHA will absorb the family once a contract of sale is presented.

**Attachment C1: Financial Resources:
Planned Sources and Uses April 1, 2010 – March 31, 2011**

Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	3,852,000	
b) Public Housing Capital Fund	1,400,000	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,300,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	60,000	• Public Housing Improvements, •
i) ROSS/Neighborhood Networks	250,000	Educational enrichment programs
Other Federal Grants (list below)	271,000	FSS/Homeownership Coordinators
Mod Rehab (163 units)	2,410,000	
Single Room Occupancy (8 units)	98,300	
New Construction		
Multi-Family Drug Elimination	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	None	
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	2,485,000	Operations
4. Other income (list below)		
Interest on General Fund Investments	18,000	Operations
Section 8 Administrative Fees	622,800	Operations
4. Non-federal sources (list below)		
State Multi-Family (308 units)	4,785,000	Housing
St of CT DOE	150,000	
Total resources	\$25,697,600	

Attachment C2: AMP Budget 2010

NORWALK HOUSING AUTHORITY FEDERAL ASSET MANAGEMENT PROJECTS
(AMPS) FYE MARCH 31, 2010

units	amp 99	amp 1 136 16.62%	amp 2 218 30.96%	amp 3 60 5.47%	amp 4 100 9.60%	amp 5 103 9.46%	amp 6 146 19.92%	amp 7 60 7.98%	TOTAL 823 100.01%
							MEADOW 54 CHAPEL 29		
	Central	WASH	ROODNE R	SENIOR	FREESE 60	DOWNNS 49	SEAVIEW 38	FAIRFIEL D 29	
	<u>Office</u>	<u>VILLAGE</u>	<u>COURT</u>	<u>COURT</u>	<u>SHOSTA K 40</u>	<u>20 WEST 54</u>	<u>MAIN 25</u>	<u>KING 31</u>	<u>TOTAL</u>
OPERATING RECEIPTS:									
Dwelling Rental		463,484	663,044	160,934	261,740	302,436	397,999	235,776	2,485,413
Interest Income									-
Other Income	220,140	15,397	15,668	6,001	9,752	8,598	31,062	8,675	315,293
Allocated Costs	891,791								891,791
TOTAL OPER. RECEIPTS	1,111,931	478,881	678,712	166,935	271,492	311,034	429,061	244,451	3,692,497
OPERATING EXPENSE:									
Allocated Costs		148,216	276,098	48,781	85,612	84,363	177,645	71,165	891,880
ADMIN EXP									
Salaries	566,076				-	-			566,076
Benefits	226,431				-	-			226,431
Legal	21,600	18,000	30,000	1,800	4,800	6,000	9,000	13,200	104,400
Training	9,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	19,500
Travel	5,400	900	900	900	900	900	900	900	11,700
Accounting		2,260	3,623	997	1,662	1,712	2,426	997	13,677
Sundry	192,000	9,000	36,000	4,800	6,000	12,000	13,200	6,000	279,000
TOTAL ADMINISTRATIVE	1,020,507	31,660	72,023	9,997	14,862	22,112	27,026	22,597	1,220,784
Salaries		113,812	190,214	12,912	20,625	26,624	118,507	49,226	531,919
Benefits		51,215	85,596	5,810	9,281	11,981	53,328	22,152	239,364
Tenant Services		24,000	48,000	7,200	14,400	96,000	48,000	14,400	252,000
Total Tenant Services	-	189,027	323,810	25,923	44,306	134,605	219,835	85,778	1,023,283
UTILITIES									
Water	1,500	39,908	129,192	7,568	10,944	26,378	47,222	26,782	289,495
Electricity	25,200	98,980	58,592	13,777	48,056	126,942	25,821	56,456	453,824

	amp 99	amp 1	amp 2	amp 3	amp 4	amp 5	amp 6	amp 7	TOTAL
Gas	4,800	162,226	300,584	71,181	97,417	58,335	4,824	244	699,610
Fuel		-	-	-	-	-	7,411	62,542	69,953
Labor		-	-	-	-	-	-	-	-
Performance contract		8,400	18,000	8,400	7,800	4,800	2,100	3,000	52,500
TOTAL UTILITIES	31,500	309,514	506,367	100,926	164,217	216,455	87,379	149,024	1,565,382
ORDINARY MAINTENANCE									
Labor	5,741	163,564	221,841	69,623	86,589	108,321	167,719	131,710	955,108
Labor Benefits	2,583	73,604	99,828	31,331	38,965	48,746	75,474	59,270	429,801
Materials	9,000	115,200	174,000	16,800	21,600	25,200	57,600	21,600	441,000
Contract Costs	30,000	132,000	252,000	30,000	33,600	69,600	154,800	57,600	759,600
TOTAL MAINTENANCE	47,324	484,368	747,669	147,754	180,754	251,867	455,593	270,180	2,585,510
GENERAL EXPENSE									
insurance	3,000	75,000	69,000	18,000	30,000	27,000	48,000	30,000	300,000
pilot		15,397	15,668	6,001	9,752	8,598	31,062	8,675	95,153
depreciation		3,291	6,130	1,083	1,901	1,873	3,944	1,580	19,802
collection loss		15,000	28,000	1,000	500	2,000	3,600	2,000	52,100
EXTRAORDINARY MAINT.	9,600	12,465	18,000	5,590	1,250	18,000	12,000	18,000	94,905
TOTAL EXPENDITURES	1,111,931	1,283,938	2,062,765	365,054	533,154	766,873	1,066,084	658,999	7,848,799
Subsidy		625,780	1,292,852	257,246	451,529	469,378	745,290	342,952	4,185,027
NET RECEIPTS (DEFICIT)	0	(179,277)	(91,201)	59,127	189,867	13,539	108,267	(71,596)	28,725
10% Subsidy Reduction (10%)	-	(62,578)	(129,285)	(25,725)	(45,153)	(46,938)	(74,529)	(34,295)	(418,503)
ADJUSTED NET RECEIPTS	0	(241,855)	(220,486)	33,402	144,714	(33,399)	33,738	(105,891)	(389,778)

ATTACHMENT D: NORWALK FLAT RENTS SCHEDULE 2010

	Apr-09	Apr-10										
	<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>
WASHINGT ON VILLAGE			628	647	863	863	1,214	1,214				
ROODNER COURT			550	567	716	716	795	795	1,584	1,584	1,893	1,893
SENIOR COURT	559	576	715	736								
IRVING FREESE			715	736	895	922						
LEROY DOWNS	436	449	638	657	1,010	1,040						
JOHN SHOSTAK			795	819								
20 WEST AVENUE			739	761								
KING KENNEDY			729	751	1,125	1,159	1,564	1,611	1,659	1,709		
MEADOW GARDENS							1,564	1,611				
SEAVIEW			908	935	1,165	1,200						
ELMWOOD FAIRFIELD AVENUE	615	633	789	813	1,015	1,045	1,384	1,426				
CHAPEL STREET					1,037	1,068	1,238	1,275				
MAIN AVENUE							1,781	1,834				
AVERAGE NHA FLAT RENT	537	553	721	742	978	1,002	1,363	1,395	1,622	1,646	1,893	1,893
HUD FMR(October 1st prior yr)	1,119	1,183	1,362	1,440	1,703	1,800	2,219	2,345	2,681	2,833	3,083	3,256

ATTACHMENT E: PAYMENT STANDARDS 2010

The new payment standards will be effective January 1, 2010.

The payment standards were determined by averaging ten different units in both low and high income census tract areas for each bedroom size. The utilities were determined by using the highest amount from each bedroom size categories. The two numbers were then added together to determine the payment standard.

Each payment standard schedule must have payment standards set within 90 to 110% of the current published FMR unless approved by HUD.

The HUD FY 2010 Fair Market Rents are as follows:

0 Bedroom 1,267
1 Bedroom 1,574
2 Bedrooms 1,959
3 Bedrooms 2,581
4 Bedrooms 2,833

The NHA Payment Standards for 2010 are as follows:

0 Bedroom- Low 1,111.00	0 Bedroom High 1,267.00
1 Bedroom –Low 1,310.00	1 Bedroom-High 1,574.00
2 Bedrooms – Low 1,637.00	2 Bedrooms -High 1,959.00
3 Bedrooms –Low 2,127.00	3 Bedrooms –High 2,581.00
4 Bedrooms –Low 2,393.00	4 Bedrooms –High 2,883.00

All of the payment standards fall within the required 90 to 110% except for the 4 bedrooms- low which falls at 84.4%. This will be submitted to HUD for approval of the 84.4% which will make the payment standard 2,393.00. If not approved, the payment standard will be set at 2,550.00 which will then be at 90%.

Attachment F: Utility Schedule 2010

Attachment F: Utility Schedule

Residents on or after 11/1/1996
Residents before 11/1/1996

													UTILITY ALLOWANCES 4/1/2010		
Proj. Name	AM P #	# of BR	# of Units	Existing Gas		Existing Electric		BASELINE		BASELINE		EXISTING	BASELINE	STOVE S & REF	ADJUSTED BASELINE
				ccf	\$	kwh	\$	ccf	\$	kwh	\$				
Washing ton Village	1	1 BR	35	0	\$0	225	\$43	0	\$0	267	\$50	\$43	\$50	\$16	\$66
		2 BR	70	0	\$0	300	\$56	0	\$0	311	\$57	\$56	\$57	\$16	\$73
		3 BR	31	0	\$0	375	\$68	0	\$0	362	\$65	\$68	\$65	\$16	\$81
			136												
Roodner Court	2	1 BR	22	0	\$0	225	\$55	0	\$0	280	\$64	\$55	\$64	\$16	\$80
		2 BR	79	0	\$0	300	\$68	0	\$0	346	\$76	\$68	\$76	\$16	\$92
		3 BR	78	0	\$0	375	\$82	0	\$0	405	\$87	\$82	\$87	\$16	\$103
		4 BR	26	0	\$0	450	\$95	0	\$0	461	\$96	\$95	\$96	\$16	\$112
		5 BR	13	0	\$0	525	\$109	0	\$0	509	\$105	\$109	\$105	\$16	\$121
			218												
Senior Court	3	0 BR	20	0	\$0	280	\$64	0	\$0	257	\$60	\$64	\$60	\$16	\$76
		1 BR	40	0	\$0	305	\$69	0	\$0	278	\$64	\$69	\$64	\$16	\$80
			60												
Irving Freese	4	1 BR	59	0	\$0	305	\$69	0	\$0	281	\$65	\$69	\$65	\$16	\$81
		2 BR	1	0	\$0	400	\$86	0	\$0	350	\$77	\$86	\$77	\$16	\$93
			60												
John Shostak	4	1 BR	40	0	\$0	805	\$159	0	\$0	656	\$131	\$159	\$131	\$16	\$147
			40												
Leroy Downs	5	0 BR	20	0	\$0	280	\$52	0	\$0	258	\$49	\$52	\$49	\$16	\$65
		1 BR	26	0	\$0	305	\$56	0	\$0	268	\$50	\$56	\$50	\$16	\$66
		2 BR	3	0	\$0	400	\$72	0	\$0	328	\$60	\$72	\$60	\$16	\$76
			49												
Meadow Gardens	6	3 BR	54	100	\$238	375	\$68	98	\$230	317	\$58	\$305	\$288	\$16	\$304
			54												
Seaview	6	1 BR	11	0	\$0	1105	\$171	0	\$0	1010	\$161	\$171	\$161	\$16	\$177
		2 BR	23	0	\$0	1425	\$216	0	\$0	1488	\$239	\$216	\$239	\$16	\$255
			34												
Elmwood	6	3 BR	4	0	\$0	1805	\$297	0	\$0	1920	\$315	\$297	\$315	\$16	\$331

Attachment F: Utility Schedule

Residents before 11/1/1996

Residents on or after 11/1/1996

Proj. Name	AM P #	# of BR	# of Units	Existing Gas		Existing Electric		BASELINE		BASELINE		EXISTING	UTILITY ALLOWANCES 4/1/2010		
				ccf	\$	kwh	\$	ccf	\$	kwh	\$		BASELINE	STOVE S & REF	ADJUSTED BASELINE
													\$	16	BASELINE
			4												
Chapel Street	6	2 BR	18	50	\$126	750	\$149	38	\$98	760	\$149	\$275	\$247	\$16	\$263
		3 BR	11	60	\$148	905	\$177	44	\$112	1085	\$206	\$325	\$318	\$16	\$334
			29												
Main Avenue	6	3 BR	25	90	\$215	455	\$105	93	\$220	421	\$89	\$320	\$309	\$16	\$325
			25												
Fairfield Avenue	7	0 BR	4	0	\$0	280	\$52	0	\$0	256	\$49	\$52	\$49	\$16	\$65
		1 BR	4	0	\$0	305	\$56	0	\$0	286	\$53	\$56	\$53	\$16	\$69
		2 BR	21	0	\$0	400	\$72	0	\$0	344	\$63	\$72	\$63	\$16	\$79
			29												
King Kennedy	7	1 BR	2	55	\$137	305	\$56	48	\$119	323	\$59	\$194	\$178	\$16	\$194
		2 BR	3	70	\$171	400	\$72	60	\$147	425	\$76	\$242	\$223	\$16	\$239
		3 BR	18	90	\$215	505	\$88	86	\$204	490	\$86	\$304	\$290	\$16	\$306
		4 BR	8	110	\$260	600	\$104	109	\$254	550	\$96	\$364	\$350	\$16	\$366
			31												
Ludlow Village	7	0BR	21	0	\$0	590	\$100			590	\$100	\$100	\$100	*16	\$116
		1BR	9	0	\$0	590	\$100			590	\$100	\$100	\$100	*16	\$116
			30												
TOTALS			799												

HUD requires PHA's to update utility allowances based upon engineering studies. The baseline reflects the results of this study .

The existing column represents the current utility allowances and the adjusted baseline are the allowances to become effective with recertifications and admissions April 1,2010

*Appliances- move-ins after Federalization

ATTACHMENT G: STANDARD MAINTENANCE CHARGES EFFECTIVE 4/1/2010:

PLUMBING – PL 1000 **PARTS COST** **LABOR COST** **TOTAL**
COST

Replace sink stopper	\$7.00	\$32.88 – 1 hour	\$39.88
Replace bathtub diverter	\$7.00	\$32.88 – 1 hour	\$39.88
Replace toilet handle	\$7.00	\$32.88 – 1 hour	\$39.88
Replace faucet – kitchen	\$32.00	\$65.76 - 2 hours	\$97.76
Replace faucet – bathroom	\$22.00	\$65.76 - 2 hours	\$87.76
Replace toilet	\$300.00	\$131.52 - 4 hours	\$441.52
Replace handicapped toilet	\$182.00	\$131.52 - 4 hours	\$313.52
Replace toilet seat	\$26.00	\$32.88 – 1 hour	\$58.88
Replace handicap toilet seat	\$32.00	\$32.88 – 1 hour	\$64.88

**CLEARING OF STOPPAGES
(RESIDENT CAUSED BY FOOD/GREASE/ETC.)**

Monday-Friday		\$65.76	
Saturday		\$98.64	
Sunday		\$131.52	
Mainline Stoppage		No Charge	

ELECTRIC – EL2000

Replace outlet	\$6.00	\$32.88 - 1 hour	\$38.88
Replace switch	\$6.00	\$32.88 -1 hour	\$38.88
Replace light switch cover	\$2.00	\$32.88 -1 hour	\$34.88
Replace hall light fixture	\$42.00	\$32.88 -1 hour	\$74.88
Replace smoke detector	\$51.00	\$32.88 -1 hour	\$84.88
Replace smoke detector battery	\$3.00	\$32.88 -1 hour	\$35.88
Intercom repairs	Actual Cost	Actual Cost	
Replace exit light	\$122.00	\$65.76 - 2 hours	\$187.60
Replace globe	\$17.00	\$32.88 - 1 hour	\$49.88
Replace light bulb	\$3.00	\$16.44 – 1/2 hour	\$19.44
Replace fluorescent light bulb	\$14.00	\$32.88 - 1 hour	\$46.88

CARPENTRY – CA3000

Wall repair	\$17.00	Actual Hours @ 32.88	
Replace interior door	\$45.00	\$65.76 - 2 hours	\$110.76
Replace interior door knob	\$22.00	\$32.88 - 1 hour	\$54.88
Replace closet door	\$45.00	\$65.76 - 2 hours	\$110.76
Replace closet door knob	\$22.00	\$32.88 - 1 hour	\$54.88
Replace closet rod pole	\$12.00	\$32.88 - 1 hour	\$44.88
Replace closet storage/shelf system	\$122.00	\$65.76 - 2 hours	\$187.76

<u>PAINT – PA 4000 COST</u>	<u>PARTS COST</u>	<u>LABOR COST</u>	<u>TOTAL</u>
Repaint (graffiti)	\$ 32.00	Actual hours	
Paint unit			
Bedrooms			
0	\$62.00	\$185.00 or actual hrs	
1	\$122.00	\$375.00 or actual hrs	
2	\$142.00	\$400.00 or actual hrs @ 32.88 PH	
3	\$162.00	\$420.00 or actual hrs	
4	\$192.00	\$375.00 or actual hrs	
5	\$242.00	\$350.00 or actual hrs	

APPLIANCES – AP5000

NHA Stoves

Oven door handle	\$34.00	\$32.88 - 1 hour	\$66.88
Oven knob	\$10.00	N/C	
Broiler door handle	\$47.00	\$32.88 - 1 hour	\$79.88
Range hood filter	\$4.00	\$32.88 - 1 hour	\$36.88
Replace stove	\$342.00	\$65.76 - 2 hours	\$407.76

NHA Refrigerators

Handle	\$57.00	\$32.88 - 1 hour	\$89.88
Replace refrigerator	\$442.00	\$65.76 - 2 hours	\$507.76

HARDWARE – HW6000

Replace building entry door	\$652.00	\$197.28 - 6 hours	\$849.28
Replace building entry door closer	\$127.00	\$65.76 - 2 hours	\$192.76
Replace building entry door - panic bar	\$652.00	\$98.64 - 3 hours	\$750.64
Replace building entry door – grab bar	\$137.00	\$65.76 - 2 hours	\$202.76
Replace building entry door lock	\$57.00	\$32.88 - 1 hour	\$89.88
Replace building entry door knob	\$22.00	\$32.88 - 1 hour	\$54.88
Replace apt. entry door	\$352.00	\$197.28 - 6 hours	\$549.28
Replace apt. entry door striker plate	\$3.00	\$32.88 - 1 hour	\$35.88
Replace apt entry door cylinder lock	\$18.00	\$32.88 - 1 hour	\$50.88
Replace apt. entry door lock	\$57.00	\$32.88 - 1 hour	\$89.88
Replace apt. door key	\$12.00	\$32.88 - 1 hour	\$44.88

MAILBOXES – MB7000

Replace doors	\$37.00	\$32.88 - 1 hour	\$69.88
Replace keys	\$12.00	\$32.88 - 1 hour	\$44.88
Replace lock	\$17.00	\$32.88 - 1 hour	\$49.88
Replace mailbox	\$77.00	\$32.88 - 1 hour	\$109.88

LABOR RATES	Laborer	Mechanic	Supervisor
Normal Business Hours (8:00 a.m.-4:30 p.m.)	\$28.77	\$32.88	\$36.09
4:30 pm.-8:00 a.m. (Mon.-Fri.)	86.31	98.64	109.17
Minimum			
Saturday	\$86.31	\$98.64	\$109.17
Minimum			
Sunday and Holidays	\$115.08	\$131.52	\$145.56
Minimum			

LOCK-OUTS

	<u>SET RATE</u>
Day time service call	\$32.88
Night time service call	\$98.64 Minimum
Saturday service call	\$98.64 Minimum
Sunday and Holidays service call	\$131.52 Minimum

MISCELLANEOUS

	<u>SET RATE</u>
Abandoned cars registered to anyone on lease	\$160.00
A/C installation	1 hour labor
Bike storage/removal	\$16.00 per day
Replace Hallway Carpet	Actual Cost
Cleaning hallway carpet.	Actual Cost
Unauthorized pets	\$200.00
Cleaning of Carpet	Actual Cost
Drying clothes on fences, decks, etc.	\$40.00
Fence removal	Actual Cost
Graffiti removal - exterior	\$18.00 per sq. ft.
Grass cutting (front and back) Inside Tenant Fencing	\$65.00
Grill removal	\$25.00
Maintenance re-cleaning hallways & common areas	\$20.00 per family
Not returning keys on time when transferring	\$20.00 per day
Painting/patching holes in ceiling and wall	\$20.00 per sq. ft.
	Labor and materials
Pet waste removal	\$20.00
Removal of holiday decorations	\$20.00
Satellite dish removal	\$60.00
Shopping cart removal	\$30.00
Storage/removal of items on fire escape, porches or hallways	\$50.00
Trash removal or household debris left in common areas	\$50.00
(WITH I.D.)	

Blocked Egress	1 st Time	\$50.00
	2 nd Time	\$100.00
	3 rd Time	\$200.00
	4 th Time	Eviction

MISCELLANEOUS

SET RATE

Trash Found and Identified	1 st Time	Written Warning
	2 nd Time	\$50.00
	3 rd Time	\$100.00
	4 th Time	Eviction
Clothes on Deck		\$50.00 per violation
Not Prepared for Bed Bug Extermination		\$175.00

GLASS WINDOW

Small	Actual Cost
Medium	Actual Cost
Large	Actual Cost

WINDOW SCREEN & FRAME

Small	\$35.00
Medium	\$45.00
Large	\$55.00

RESCREEN

Small	\$25.00
Medium	\$35.00
Large	\$45.00

RESCREEN PATIO/STORM DOOR

\$35.00

STORM DOOR SCREEN WITH FRAME

\$55.00

ATTACHMENT H1: LEASE REVISION

<p>HOUSING AUTHORITY OF THE CITY OF NORWALK Federal Lease</p>
--

The Housing Authority of the City of Norwalk as Landlord (“Management”) hereby leases to:

_____ and
 _____ as

Tenant(s) (“Resident”) who accept(s) possession of
 _____ (“the dwelling
 _____ (Apartment No.)

unit”) consisting of _____ rooms at _____,
 _____ (Apartment Size) _____ (Complex)
 (Project No.)

Resident agrees that the household members listed below are the only person(s) who are permitted to reside in the dwelling unit:

LAST NAME	FIRST NAME	SOCIAL SECURITY NUMBER	M/F	DATE OF BIRTH	Grade	RELATION TO HEAD OF HOUSEHOLD

Under the terms and conditions stated herein:

Section 1. Term

The term of this Lease shall be one year commencing on _____ 20____ and shall terminate at midnight on _____, 20____ (“Expiration Date”). After the Expiration Date, if this Lease is not otherwise terminated by either party in accordance with Section 11, the Lease shall be automatically renewed for successive terms of one year, upon the terms and conditions stated herein.

Section 2. Basis of Rent

The dwelling unit Leased hereunder is part of a publicly assisted housing development. Rents are established by Management under applicable federal and state laws and regulations, as the same may from time to time be revised or amended. The rent for the dwelling unit is based on adjusted family income, after allowable deductions and exemptions, in accordance with HUD regulations.

Section 3. Rental Payments

The monthly rental payment shall be \$ _____

The utility allowance shall be \$ _____

The security deposit shall be \$ _____

This rent shall remain in effect unless and until a new rent is determined in accordance with the procedures specified in Section 4 thereof, provided, that if the initial period of occupancy is less than one full month, resident shall only be responsible for the prorata share of said monthly rent during such initial period of occupancy.

Rent shall be paid by the resident without demand, in advance, on or before the first day of each month, except that rent for the period of initial occupancy shall be payable upon execution of this Lease. Failure to pay rent within nine (9) days of its due date shall subject Resident to a late fee in the amount of \$20.00, or any charges for a returned check.

Utility Allowance: Utility allowance means the dollar amount estimated for the consumption of utilities. This amount is subtracted from the gross rent to establish the monthly rent due from resident. Resident shall be responsible to pay Management or appropriate utility company for the following utilities:

_____Heat _____ Hot Water _____ Gas _____ Electric _____
None

The resident is metered for the use of the following utilities and/or responsible for the indicated appliances:

Check Applicable Categories and Complete Quantities

_____ Heat _____ Gas _____ ccf _____ Electric _____ kwh

_____ Hot Water _____ Gas _____ ccf _____ Electric _____ kwh

_____ Cooking _____ Gas _____ ccf _____ Electric _____ kwh

_____ Lighting/Appliances _____ Electric _____ kwh

_____ Range - (Only provided by Management for 504 accessible units and those in occupancy prior to November 1, 1996).

_____ Refrigerator - (Only provided by Management for 504 accessible units and those in occupancy prior to November 1, 1996).

Any utility allowance payable to the Resident is subject to setoff by Management if Resident fails to pay rent or other charges due under this Lease.

Section 4. *Periodic Redetermination of Rent, Dwelling Size and Eligibility*

a) The resident shall notify Management within a reasonable period of time, not to exceed fifteen (15) days, of any material change in family income, size or composition. Any person proposed to be added to the Lease must first pass all admissions screening criteria.

b) Except as otherwise provided by Section 4(c) hereof, rent shall be redetermined once a year. The rent determination described in this subsection shall be known as the “annual rent determination”. Resident agrees to furnish current and accurate information as to his/her family composition size and income. The information provided by the resident shall be used to determine whether the resident is eligible to live in low-income housing. Failure or refusal to keep recertification appointments which prevent the recertification process before the end of the term shall be deemed a serious violation of the material terms of the lease and shall be grounds for termination of tenancy. If the resident fails to sign the new Lease or rider within a reasonable length of time (30 days) legal action may be instituted to regain possession of the dwelling unit.

c) In addition to the “annual rent determination” described in Section 4(b) above, the monthly rent shall be redetermined at any time that there is a change in the residents circumstances, such as a change in family income or other situation which would justify a change in rent in accordance with HUD regulations.

The Resident certifies that all information provided in the Lease and all documents submitted in connection with the rent redetermination process are true, accurate and complete. Resident’s signed application for continued occupancy and all documents submitted in connection with the Resident’s recertification, are incorporated by reference herein. If it is found that the resident has failed to disclose or misrepresented

to Management the facts upon which the rent is based so that the rent the resident is paying is less than should have been charged, then Management shall have the right to terminate the tenancy and/or increase the rent retroactive to the date on which payment of the proper amount should have commenced.

d) A rent decrease made pursuant to subsection 4(c) shall be effective on the first day of the first full month following such redetermination. A rent increase made pursuant to subsection 4(b) shall be effective on the first day of the second full month following such redetermination, unless the increase results from a finding of misrepresentation under section 4(c) above. Rent adjustments pursuant to subsection 4(g) will be limited to ninety (90) days from the date they become effective, with a further rent redetermination at the conclusion of such ninety (90) day period. If circumstances warrant, such rent adjustment may be renewed for additional ninety (90) day periods until the regular redetermination of rent prescribed in subsection 4(b).

e) If during the annual rent redetermination referred to in Section 4(b) or as a result of an interim redetermination referred to in Section 4 (c), it is found that size of the dwelling unit is no longer appropriate to residents needs, Management shall notify the resident in writing in accordance with Section 13 hereof that resident will be required to move to another unit of appropriate size if then or thereafter available. Resident shall be given a reasonable notice (at least fourteen (14) days) of the required move and will have seven (7) days within which to complete the move and vacate the apartment. If the resident has requested the transfer there will be at least 14 days notice of move and 2 days within which to complete the move and vacate the apartment. A Lease will be executed for the new apartment at the time the keys are issued. Pro-rata rent will be due for any days before the keys are returned beyond the above allowances.

f) If during the annual rent determination referred to in Section 4(b) the interim redetermination referred to in Section in 4(c) it is found that the residents income has increased so that it is above the current approved income limits for continued occupancy, then Management shall not commence eviction proceedings or refuse to renew the Lease unless it has identified for possible rental by the family, a unit of decent, safe and sanitary housing of suitable size available at a rent not exceeding thirty (30) percent of income as defined by Management for the purpose of determining rents. If the resident remains in possession after a determination that the adjusted income exceeds the current approved limits for continued occupancy, the residents monthly rent shall be increased in the manner provided for by Section 4(d) of this Lease.

g) In the event it is impossible at the time of the signing of this Lease or upon the periodic redetermination of rent to verify or otherwise accurately determine the resident's family income, Management may set a provisional rent. When the necessary information is obtained, a fixed monthly rent shall be established and resident shall be notified of same in writing. Such fixed rent shall become due and payable on the first day of the following month and any difference between the provisional rent and the fixed rent shall be retroactive.

h) All information submitted to Management by the resident shall be confidential and shall not be released without the resident's prior approval, provided that Management may release such information to government agencies having the right to obtain the use of same.

i) If during the term of this Lease, or any renewal hereof, Management determines that the dwelling unit Leased hereunder must be surrendered to accommodate a resident or applicant with disabilities pursuant to Section 504 of the Americans with Disabilities Act, Management shall give the resident(s) hereunder written notice that they will be relocated to another unit no less than 30 days after receipt of said notice. Resident shall be responsible for packing of all personal property so as to prevent damage during the relocation and Management shall be responsible for the costs of moving the personal property to another unit. If the resident(s) fail(s) and/or refuse to surrender the dwelling unit and relocate to another unit, said action will constitute a material breach of Lease and subject the resident(s) to legal action to regain possession to the dwelling unit.

j) When Management redetermines the amount of rent payable by resident or determines that the resident must transfer to another apartment based on family composition Management shall notify resident that he has a right to request an explanation stating the specific grounds of the determination and if resident does not agree with the determination resident shall have the right to request a hearing under the grievance procedure of Management.

Section 5. Security Deposit (Does not apply to residents in residence as of October 24, 1972)

Prior to Lease signing a prospective Resident is required to pay one (1) months gross rent to Management as a security deposit. Management agrees to deposit such security deposit, or payments thereon, in an interest bearing account, crediting such interest as may accrue to the benefit of the resident. The rate for each calendar year shall be not less than the deposit index, as defined in subdivision (2) of Connecticut General Statutes 47a-21(i), for that year, except in no event shall the rate be less than one and one-half percent. Each March 31 such interest shall be credited to the lessee. In accordance with state statute the security deposit plus interest earned thereon, if any, will be returned to resident when he vacates the dwelling unit, less any deduction for (a) cost of repairing any damages to the dwelling unit caused by the resident, the family, dependents or guests (b) rent or other charges owed by resident within 30 days of notification of new address. Management will give a resident written itemized statement of all such deductions. If the deductions exceed the available security deposit, the application of such deposit, plus interest to such charges shall not relieve resident of his obligation to pay the balance of such charges remaining after the application of the security deposit for payment of rent or charges incurred by resident; Management will not use the security deposit for payment of rent or charges incurred by resident while resident occupies the dwelling unit.

Section 6. Occupancy of Dwelling Unit

Resident Obligations:

While the resident has exclusive use and occupancy of the Leased premises, the resident agrees:

- 1)** Not to assign this Lease, not to sublease or transfer possession of the premises, not to give accommodations to unauthorized persons, boarders or lodgers. This lease defines guest as a person in the leased unit or on the premises with the consent of a household member.
- 2)** Not to use or permit the use of the dwelling unit for any illegal purposes or other purposes which impairs the physical or social environment of the development.
- 3)** To use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances including elevator.
- 4)** To use the dwelling unit solely as a private dwelling for the resident and the resident's household as identified in the lease, and not to use or permit its use for any other purpose. This provision does not exclude reasonable accommodation of resident's guests for an initial period of up to fifteen (15) days and, at resident's request and with the approval of Management, for additional fifteen (15) day periods when the guest is remaining in the dwelling unit temporarily. Resident shall provide such documentation as is reasonably necessary, as determined by Management, to demonstrate that the guest does not reside with the resident and maintains a residence elsewhere.

With the consent of Management, residents may accommodate foster children and provide live-in care for a member of the resident's family provided that such accommodation does not violate the occupancy standards and provided that the foster child's school records are provided to Management as well as juvenile records if requested and no problems are identified. All adults proposed to be added to the Lease must meet admissions screening criteria.

Live-in aide means a person who resides with an elderly, person with disabilities or handicapped resident and who: (A) Is determined to be essential to the care and well-being of the resident; (B) Is not obligated for the support of the resident; and (C) Would not be living in the unit except to provide necessary supportive services. Any live-in aide authorized to reside with the Resident pursuant to this Section shall be required to pass admissions screening criteria and shall not be considered a tenant under this Lease. A live-in aide's right to occupy the premises shall terminate immediately upon the termination of this Lease, the death of the Resident, if the need for the live-in aide ends, if the aide violates any condition of this Lease or any rules of Management, if the

live-in aide fails to meet any admissions or occupancy standards of Management, or in the event that the Resident vacates the premises.

5) To refrain from, and to cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or housing complex.

6) To abide by necessary and reasonable regulations promulgated by Management for the benefit and well-being of the housing development and the residents.

7) To pay for all charges for maintenance and/or repairs beyond normal wear and tear to the dwelling unit, Management's buildings, facilities grounds, or other areas used by Resident's household members and/or guests. To pay all late fees, returned check charges, penalties, fines and assessments. (A schedule of such charges shall be posted in Management's Central Office and at www.norwalkha.org, and a copy of which is available upon request.)

8) To use reasonable care to keep the dwelling unit and enclosed yard or balcony, when applicable, in a clean and safe condition. Resident shall keep all screens provided with the subject apartment installed in each window at all times unless an air conditioning unit is installed in such window. Resident shall not install, cause to be installed or used without the written permission of Management, any outside radio, television antenna or satellite dish.

9) To not allow any guest or authorized occupant to abandon any motor vehicle on the premises, or keep any unregistered vehicle on the premises at any time. Resident shall not perform any repairs to motor vehicles on the premises, including but not limited to oil and fluid replacement, tune-ups, engine and transmission repairs, brakes, suspension and exhaust repairs, body work, painting, etc. Resident shall register all automobiles owned by authorized occupants on the premises with Management. Parking of vehicles on Authority Property other than in designated parking areas (wherever provided) is prohibited.

10) To dispose of all litter, ashes, garbage, rubbish, and other waste from the premises and common areas in a sanitary and safe manner.

11) To conduct himself/herself and to cause authorized occupants and guests to conduct themselves in a manner which will not disturb their other residents peaceful enjoyment of their accommodations and will be conducive to maintaining the complex in a decent, safe and sanitary condition.

12) To ensure that all common doors/gates are kept closed for their own security and for the security of other residents. All fire doors shall be kept closed and only used for emergency purposes.

13) That he/she, and all household members and guests, shall not smoke in the hallways of any building; loiter or engage in gambling or the consumption of alcoholic

beverages in the common areas of the premises; or engage in other legal or illegal activity which threatens the health and safety of the staff of Management, other residents, guests or agents of Management.

14) a) Management has zero tolerance for criminal activity, or drug related criminal activity on or off Management's property. If the resident or any member of household, or guest or another person on the premises with resident's consent engages in criminal activity on or off the premises, including drug-related criminal activity on or off public housing premises, such criminal activity shall be deemed a serious violation of the material terms of this Lease and shall result in termination of tenancy. The term "drug-related criminal activity" means illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substances Act-21 U.S.C. 802). Arrest and/or conviction are not required for Management to commence eviction proceedings pursuant to this section.

b) If a household member is known to be engaging in, or is evicted based upon criminal activity or drug-related criminal activity, Resident agrees that said individual shall not be permitted on Management's property at any time. If Resident allows said individual to return to the Premises, such conduct shall be deemed a material violation of the Lease and will result in termination of tenancy. Resident shall have an affirmative obligation to disclose the arrest of any household member for drug-related or violent criminal activity, at the time of annual recertification.

c) Management will notify the local post office if any individual or family is evicted for criminal activity, including drug-related criminal activity (NAHA, Section 505, U.S. 11. Action, Section 6(a). The purpose of this action is so that the Post Office will terminate delivery of mail for such (evicted) persons at the unit, and that such persons will have no reason to return to the complex to pick up-mail.

15) If resident or any member of residents household, or guest, possesses any firearms, (operable or inoperable) or other offensive weapons as defined by law, anywhere on Authority property which are not registered with Management or firearms for which no valid legal permit ha been obtained, such action shall be cause for termination of tenancy. If resident or member of resident's household wishes to possess a firearm on Authority property, resident shall obtain a valid legal permit from the State of Connecticut and any local authority, if necessary, and register said firearm with Management. Failure of resident to obtain appropriate permits or register firearms on Authority property with Management shall be grounds for termination of tenancy.

16) Resident's household members and guests shall not loiter in the common areas of the premises or permit any other noises or acts that might interfere with other resident's rights and comforts. Resident agrees to keep noises, voices and the volume of any radio, stereo, television or musical instrument at a level which will not disturb the neighbors.

17) Report any person residing in or visiting the Unit that the Tenant(s) cannot supervise or control. If a Tenant knows of such a person and fails to make such a report, then this failure will be a waiver by the Tenant(s) of lack of knowledge of the acts of such person as a defense to any eviction action by Management.

18) Resident shall request in advance in writing the addition of legal activity that may be profit making contemplated by HUD Regulations, 24 CFR Section 966.4 (d)(2) and (3), Management shall have the right to review and approve or disapprove in advance such request.

19) That this dwelling unit is the resident's only residence.

20) Not to make any alteration, addition or improvements to the unit without the prior written consent from the Director of Maintenance.

21) To promptly supply information or certification requested by Management to verify the family is living in the dwelling unit or relating to absence from the dwelling unit, and to promptly notify Management of absence from the unit. Resident shall not be absent from the unit for more than fifteen (15) days without prior notice to Management. Resident shall not allow the heat, if adjustable by Resident, to go below 60 degrees at any time.

22) To not engage in alcohol use that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents, employees, guests or contractors.

23) To ensure that all school-aged children listed on the Lease or added thereafter, are enrolled and attend school regularly in accordance with Management's Truancy Policy (i.e. no more than 10 unexcused absences during the school year). If the child is not sick, he/she must attend the after-school program and complete any work missed while absent. Any child that is otherwise excluded from school must be enrolled in an after-school or other educational. Resident shall be required to sign an authorization enabling Management to obtain school attendance records to verify compliance with this Paragraph. It is the policy of Management to work with residents, resident organizations, school officials and community resources to reduce the amount of truancy of youth residing in assisted housing in accordance with Management's Truancy Prevention Policy incorporated by reference into this Lease. Failure to comply with this policy will be deemed a material violation of this Lease and may result in termination or non-renewal of this Lease.

24) Resident shall comply with all obligations imposed upon resident by applicable provisions of state and federal law, HUD Regulations, and building, fire and housing codes imposed upon the resident.

25) Management has established a No Smoking Policy at Building _____ at 261 Ely Avenue, Norwalk, Connecticut (the "Building"). Residents shall not smoke, or permit

any household member, visitor or guest to smoke in or within 20 feet from the Building. Any Resident who smokes, or allows any household member, visitor or guest to smoke in or within 20 feet of the Building shall be subject to termination of tenancy in accordance with Section 11(b) of this Lease.

Section 7. *Utilities/Appliances*

In the event that the resident fails to pay the utility company or Management for all utility charges, the resident will be in default of the Lease and Management may elect to terminate the Lease in accordance with Section 11(b), (c) and (d). By signing this Lease, the resident expressly authorizes the utility company to disclose account information to Management. Management agrees to furnish water without additional charge to the resident. Management may furnish or may provide a utility allowance for (1) heat (2) hot water (3) gas (4) electricity, or (5) range and refrigerator. If allowances are provided they will be established in accordance with HUD regulations. If a utility allowance is provided, residents may either be billed directly by the utility company or by Management. All utilities at the premises must be in the name of the head of household or other authorized adult occupant. If the utility allowance is in excess of any rent due, Management may make payment directly to the utility in resident's name. Resident shall promptly notify the appropriate utility and Management of any interruption in service.

Section 8. *Rules and Regulations*

The rights and obligations of both Management and resident, in addition, to those specifically set forth in this Lease, including the maximum schedule of charges and fines are stated in the rules and regulations now in effect and from time to time amended as prescribed in the manner herein provided. In revising rules and regulations Management will give at least thirty (30) days written notice to each affected resident setting forth the propose modification, the reasons therefore, and providing the resident an opportunity to present written comments which shall be taken into consideration by Management prior to the proposed modification's becoming effective. A copy of such notice shall be directly delivered to each resident. A current set of such rules and regulations shall be publicly posted, maintained and available for inspection and procurement at the central office and at www.norwalkha.org. All such rules and regulations in effect at the signing of this Lease and hereafter prescribed and as amended from time to time shall be part of this Lease with the same force and effect as if set forth fully herein.

Section 9. *Obligation to Maintain*

1) Resident shall notify Management promptly of known need for repairs in dwelling unit and of known unsafe conditions in the common areas and grounds of the complex which might lead to damage or injury. Resident's request for repairs shall constitute resident's express permission to enter the unit for such repairs, even if resident is

absent from the unit. Resident shall not keep or caused to be kept any animals whether domestic pets or otherwise, in or about the dwelling unit except in accordance with the rules and regulations of Management, as amended from time to time incorporated herein by reference. The resident agrees to pay promptly, in accordance with a list of maximum reasonable charges which shall be posted in the Central Office and at www.norwalkha.org, for repair of any items damaged beyond normal wear and tear to the dwelling unit and its equipment or to the property of Management by the resident, the household or guests. Such charges shall be based upon material and labor costs. Charges are attached to the initial lease and thereafter mailed annually to each resident. Such charges shall be billed to resident and shall specify the items of damages involved, corrective action taken and the cost thereof; these charges shall become due and payable on the first of the second month after charges are assessed.

2) Management shall make all necessary repairs to the dwelling unit with reasonable promptness at its own cost and expense, except as otherwise provided in this subsection b. Management will maintain in good working order and condition sanitary, ventilating and other facilities and appliances including elevators, supplied by Management. Management shall not be liable for injuries or property damage sustained in the Leased Dwelling Unit of Resident, not due to any acts or negligence by Management or its agent and/or due to cause beyond the control or maintenance obligations of Management.

(a) In buildings where applicable, the elevator will be maintained in proper working order.

(b) Management will provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of the individual resident family) for the deposit of garbage, rubbish, and other waste removed from the premises by the resident.

3) The resident shall immediately notify Management of defects or conditions hazardous to life, health, or safety. Management shall be responsible for repair of the unit within a reasonable time, or where necessary repairs cannot be made within a reasonable time, shall offer temporary standard alternative accommodations, if available. If the damage was caused by the resident, resident's household or guests, the cost of the repairs shall be charged to the resident as stated in part (b) of this section. Rent shall be abated in proportion to the seriousness of the damage and loss in value as a dwelling unit in the event repairs are not made within a reasonable time, or standard alternative accommodations are not provided. No abatement shall occur if (1) the resident rejects standard alternative accommodations, or (2) the cause of the damage was other than the act or failure to act by Management or any act of God.

Defects or conditions hazardous to life, health and safety: shall include but shall not be limited to the following conditions lasting more than 24 hours: (i) Heat at less than 65 degrees F during the period when the housing code would require the provision of sufficient heat to maintain such temperature in the dwelling unit; (ii) no running water; (iii) No hot water; (iv) The only toilet in the dwelling unit is clogged or otherwise

unusable; (v) If sewage backs up into any plumbing fixture; (vi) Any noises, fumes or odors so strong as to render the dwelling unit or major portion thereof uninhabitable; (vii) Flooding of an area used for living and sleeping; (viii) Water leakage which prevents occupancy of the dwelling unit or major portion thereof; and (ix), Major electrical outages; provided that defects or conditions resulting from breakdown or inadequacy of fuel and/or energy supply, such as (i), (iii) and (ix), shall be cause for abatement of rent or relocation under subsection (d) only where such fuel and/or energy is provided by Management at no additional cost to resident.

4) In the event resident's rent is not abated pursuant to the provision of this section, the resident shall if it is necessary to file a grievance, pay the entire amount of rent for the month or months during which rent is so abated to a third party, to be agreed upon by resident and Management, to be held in escrow pending a decision in accordance with the grievance procedure provided pursuant to Section 14 hereof unless there are extenuating circumstances.

Section 10. Inspections

When resident takes possession of or vacates the dwelling unit, Management and resident or the resident's representative, shall inspect it and a written statement of the condition of the dwelling unit and the equipment in it shall be noted in writing, signed by both parties and a copy given to Resident. Thereafter, Management shall be permitted to enter the dwelling unit, (1) to examine the condition thereof and perform necessary preventive or remedial maintenance, repairs and alterations, including extermination, during which time photographs may be taken and (2) to show the dwelling unit to prospective residents. Such entry may be made in the absence of the resident after advance written notice to the resident of the date given at least two days before entry, time and purpose of said proposed entry and during reasonable business hours, provided, that if Management reasonably believes that an emergency exists, it may enter the dwelling unit without prior written notice and in the absence of resident. If resident fails or refuses to allow Management to enter the unit to inspect and/or make necessary repairs it shall be deemed a material breach of this Lease and Management may elect to terminate the Lease in accordance with Section 11 hereof.

In the event of an emergency entry or entry when no adult household members are present, Management shall notify resident of the date, time and purpose of such entry prior to leaving unit. Management shall inspect the dwelling unit before resident vacates, and shall provide resident with a written statement of the charges, if any for which resident is responsible, as provided herein. Resident and/or his representative should be present at such inspection.

Resident acknowledges that Management has a master key for the subject apartment. Resident agrees not to change any lock in the apartment nor add any locks. In the event that resident changes or adds any lock, it shall be deemed a serious violation of the material terms of the Lease and Management may elect to terminate the Lease in

accordance with Section 11. In support of Management's rights set forth in this section, Management shall have the right to enter the resident's apartment notwithstanding the presence of an unauthorized lock after giving two (2) days advance written notice.

Section 11. Termination of Lease

a) This Lease may be terminated by resident at any time after the Expiration Date by giving at least thirty (30) days written notice no later than the first day of any calendar month in the manner specified in Section 13 i.e., (notice received on February 1st shall be effective to terminate the Lease as of the last day of said calendar month). Upon vacating, resident agrees to remove all personal property, to leave the dwelling in broom-clean condition, reasonable wear and tear excepted, and to return all keys to Management.

b) Management shall not terminate or refuse to renew the Lease for other than failure to pay rent and/or required payments, costs, charges, fees or penalties, including late charges and/or violation of material terms of the Lease and/or failure to fulfill the Resident obligations set forth in this lease or for other good cause. "Good Cause" includes, but is not limited to:

- (i) Alcohol abuse, illegal drug-use or drug-related criminal activity on or off the premises.
- (ii) Criminal or other activity that threatens the health, safety or right to peaceful enjoyment of Management's public housing premises by other residents, guests or Management's employees.
- (iii) Failing to disclose or providing false information on the application for housing or application for continued occupancy including information relating to sources and amounts of income, family composition or family size.
- (iv) Interference with the rights of other residents, guests or Management's employees;
- (v) Material non-compliance with the terms of the Lease, or Resident's obligations pursuant to state law or federal regulations.
- (vi) Failure to comply with the community service requirements or participate in an economic self-sufficiency program.
- (vii) Discovery after Resident's admission of facts which, if known, would have made the Resident ineligible for admission.

c) If Management elects to terminate this Lease, a Pretermination Notice is sent unless otherwise exempted by state statute or federal regulations. If a Pretermination

Notice is required, resident shall be notified in writing of the reasons for the proposed termination, of the right to make such reply or explanation as the resident may wish, of the right to review documents relevant to the termination, and of the possible right to request a hearing upon the proposed termination in accordance with the Grievance Procedure of Management, Administrative Order No. 2. The Grievance Procedure sets forth residents' rights to a hearing if Resident disputes Management's actions or failure to act involving the Lease or regulations. Not all terminations of the Lease are entitled to a grievance hearing pursuant to the Grievance Policy and state and federal law.

d) If the resident, does not request a hearing after issuance of the Pretermination Notice, or after the hearing, the decision of Management is affirmed, Management shall have the right to recover possession of the dwelling unit in the manner prescribed by the state statutes relating to summary process.

e) Death of the remaining family member or resident who is age 18 or older. In the case of the death of the remaining family member or resident over the age of 18, notice shall be given as required by State Statute.

Section 12. Attorney's Fees and Court Costs

The resident will be obligated to pay all costs, including reasonable attorney's fees, in any action brought to recover possession of the premises or to enforce the resident's obligations hereunder.

Section 13. Delivery of Notices

All notices required under this Lease to be given by Management to all residents, other than legal notices in connection with the termination of this Lease, shall be in writing and delivered to resident personally, or to an adult member of the resident's household, or sent by prepaid first class mail, properly addressed to resident. Pretermination Notices shall be delivered by first class mail and other legal notices shall be delivered as required by statute. Notices to visually impaired residents will be in an accessible format if notification given to Management of impairment.

Notices required in Braille: _____ Yes _____ No

Signature _____

Bi-lingual interpreter required at recertification: _____ Yes _____ No

Specify Language

Signature _____

Notices required under Lease to be given by resident to Management shall be in writing and delivered personally, or sent by prepaid first class mail, properly addressed to the Executive Director. If more than one person signs this Lease, any notice under this Lease shall be sufficient if delivered to one such person, and notice to one signer is notice to all.

Section 14. *Grievance Procedure*

Except for exclusions set forth below grievances arising under this Lease shall be processed and resolved in accordance with the Grievance Procedure of the Housing Authority, as amended from time to time.

When Management is not required to afford the Resident the opportunity for a hearing under Management's grievance procedure for a grievance concerning a lease termination and Management has decided to exclude such grievance from the Management grievance procedure, the notice of lease termination shall:

- a) state that the Resident is not entitled to a grievance hearing on the termination;
- b) specify the judicial eviction procedure to be used by Management for eviction of the Resident, and state that HUD has determined that this eviction procedure provides the opportunity for a hearing in court that contains the basic elements of due process as defined in HUD regulations; and
- c) state whether the eviction is for criminal activity or for drug-related criminal activity.

Section 15. *Non-Waiver*

The failure of Management to terminate this Lease or take other action when it has cause to do so shall not be construed as a waiver of its rights to take action or terminate the Lease at any future time for the same cause or any other cause.

Section 16. *Changes*

Modification of this Lease must be accomplished by written rider or amendment to the Lease executed by both parties, except for section 4 of this Lease and regulations which have been modified according to Section 8, Rules and Regulations of Management as amended from time to time, and incorporated herein by reference.

Section 17. *Headings and Margin Notes*

The titles of the various sections of this Lease and the notes in the margins are for identification and ready reference purposes only and are not part of this Lease.

Section 18. *Reasonable Accommodations*

A person with disabilities shall be provided reasonable accommodation to the extent necessary to provide the person with disabilities with an opportunity to use and occupy the dwelling unit on an equal basis as a person without disabilities, in accordance with Management's Reasonable Accommodation Policy. The Resident may, at any time during the tenancy, request reasonable accommodation of a household member with disabilities, including reasonable accommodation so that the resident can meet lease requirements or other requirements of tenancy.

Section 19. *Applicability of Federal and/or State regulations and statutes*

The Lease provisions herein will at all times be governed by and subject to existing federal and/or state regulations and statutes passed from time to time and Management reserves the right to make such changes as are mandated by changes in such statutes or regulations.

By signature(s), the resident and authorized occupant(s) listed below, acknowledge(s), that he or she has read and understood the Lease Agreement and has reviewed a copy of the Rules and Regulations, and has had the opportunity to review the policies of Management as referenced herein, including any attachments, which are incorporated into the Lease.

IN WITNESS WHEREOF, Management, through its duly authorized officers, and the resident have executed this Lease Agreement as of the day and year first above written.

Housing Authority of the City of Norwalk

Resident

By

Resident

Resident

Resident

ATTACHMENT H2: GRIEVANCE PROCEDURES

**HOUSING AUTHORITY OF THE CITY OF NORWALK
GRIEVANCE PROCEDURE**

Effective Date:

I. Purpose and Scope:

This Grievance Procedure is established to assure that Residents are afforded an opportunity for a hearing if the Resident disputes, within a reasonable time, any Management action or failure to act involving the Resident's lease or Management regulations which adversely affect the individual Resident's rights, duties, welfare, or status.

II. Applicability:

- A. This Grievance Procedure shall be applicable to all individual grievances as defined in paragraph III.A. below, between a Resident and Management, except as provided in paragraph II.B. below.
- B. The Department of Housing and Urban Development (HUD), has issued a due process determination that the laws of the State of Connecticut provide a Resident with the opportunity for a hearing in court which provides the basic elements of due process (as defined in paragraph III.C below) before eviction from a dwelling unit. In accordance with that determination Management therefore excludes from this Grievance Procedure any Grievance concerning an eviction or termination of residency based upon:
 - 1) Any activity threatening the health, safety or the right to peaceful enjoyment of the premises of other Residents or Management employees;
 - 2) Any drug related criminal activity on or off such premises;
 - 3) Any violent criminal activity on or off the premises;
 - 4) Any activity resulting in a felony conviction; or
 - 5) Any activity exempted by HUD.
- C. This Grievance Procedure is not applicable to: (1) disputes between Residents not involving Management; (2) class grievances; or (3) the Section 8 Program. This Grievance Procedure is not intended as forum for initiating or negotiating policy changes between a group or groups or Residents and Management's Board of Commissioners.

III. Definitions:

For the purpose of this Grievance Procedure the following definitions are applicable:

- A. Grievance – “**Grievance**” means any dispute which a Resident may have with respect to Management’s action or failure to act in accordance with the individual Resident’s lease or Management’s regulations which adversely affect the individual Resident’s rights, duties, welfare or status, except as excluded in Paragraph II above, or pursuant to the applicable Code of Federal Regulations, 24 C.F.R.§966.50, *et seq.*
- B. Complainant – “**Complainant**” means any Resident whose Grievance is presented to Management in accordance with paragraphs IV and V below.
- C. Elements of Due Process – “**Elements of Due Process**” shall mean an eviction action or termination of residency in a State or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the Resident of the grounds for terminating the residency and for eviction;
 - 2. Opportunity for the Resident to examine all relevant documents, records, and regulations of Management prior to the trial for the purpose of preparing a defense;
 - 3. Right of the Resident to be represented by retained Counsel;
 - 4. Opportunity for the Resident to refute the evidence presented by Management including the right to confront and cross examine witnesses and present any affirmative legal or equitable defense which the Resident may have; and
 - 5. A decision on the merits.
- D. Resident – “**Resident**” means any lessee or the remaining head of the household of any resident family under any public housing or affordable housing lease where the Housing Authority of the City of Norwalk is the owner of such unit.
- E. Management – “**Management**” means the Housing Authority of the City of Norwalk, also referred to as the “Housing Authority”, or its Legal Counsel.
- F. Hearing Officer – “**Hearing Officer**” means person selected in accordance with paragraph V of this Grievance Procedure to hear Grievances and render a decision with respect thereto.

Informal Settlement of Grievance:

Any Grievance must be personally presented, either orally or in writing, to Management's Central Management Office, within ten (10) business days after the occurrence giving rise to the Grievance, so that the Grievance may be discussed informally and an attempt made to settle the Grievance without a hearing. Management at the time of presentation or within ten (10) business days after such presentation shall informally discuss the Grievance with the Complainant and his or her representative, if applicable. The Complainant shall be present to discuss the informal settlement of the grievance or shall be deemed to have waived this process. Within a reasonable time after presentation of the Grievance, a summary of the informal discussion shall be prepared by Management, and a copy thereof shall be provided to the Complainant, and a copy retained in Management's Resident file. The summary shall be in writing and shall specify the names of the participants in the discussion, the date of the discussion, the nature of the proposed disposition of the Grievance and specific reasons therefor, and shall specify the procedure by which the Complainant may obtain a hearing if not satisfied by the proposed disposition of the Grievance.

IV. Procedure to Obtain a Hearing.

A. *A Request for Hearing* – If the Complainant is not satisfied with the results of the informal conference, the Complainant shall submit a written request for a hearing to the Central Management Office no later than ten (10) days after the date Complainant receives the summary of discussion pursuant to paragraph IV above.

The written request shall specify:

1. The reason(s) for the Grievance; and
2. The Action or relief sought.

B. *Selection of Hearing Officer* – Grievances shall be presented before a Hearing Officer promptly selected as follows:

The Hearing Officer shall be an impartial, disinterested person appointed by the Housing Authority, other than the person who made or approved the Housing Authority action under review or a subordinate of such person.. The Housing Authority may appoint any person (who may be an officer or employee of the Housing Authority) as the Hearing Officer. The Housing Authority shall consult the resident organizations before appointment of each hearing officer. Any comments or recommendations submitted by the tenant organizations shall be considered by the Housing Authority.

C. *Failure to Request A Hearing* – If the Complainant does not request a hearing in accordance with Paragraph V.A, then Management's disposition of the Grievance under Paragraph IV shall become final; provided that failure to request a hearing shall

not constitute a waiver by the Complainant of the right thereafter to contest Management's action in disposing of the Grievance in an appropriate judicial proceeding.

- D. *Hearing Prerequisite* – All Grievances shall be personally presented either orally or in writing pursuant to the informal procedure prescribed in paragraph IV as a condition precedent to a hearing under this Grievance Procedure; provided that if the Complainant shall show good cause for failing to proceed in accordance with paragraph IV to the Hearing Officer, the provisions of this paragraph V.D. may be waived by the Hearing Officer in their sole and absolute discretion.
- E. *Escrow Deposit* – Before a hearing is scheduled in any Grievance involving the amount of rent as defined in the dwelling lease which Management claims is due, the Complainant shall pay to Management an amount equal to the amount of the rent due and payable as of the first day of the month preceding the month in which the act or failure to act took place. The Complainant shall thereafter deposit the same amount of monthly rent in an escrow account monthly until the Grievance is resolved by decision of the Hearing Officer. These requirements may be waived by Management in extenuating circumstances. Unless so waived, the failure to make such escrow payments shall result in a termination of the Grievance Procedure; provided, that the failure to make the escrow payments shall not constitute a waiver of any right the Complainant may have to contest Management disposition of the Grievance in any appropriate judicial proceeding.
- F. *Scheduling of Hearings* – Upon Complainant's compliance with paragraphs V.A., V.D., and V.E. a hearing shall be scheduled by Management staff promptly for a time and place reasonably convenient to both the Complainant and Management. A written notification, specifying the time and place of the hearing shall be delivered to the Complainant and the Hearing Officer.

V. Procedures Governing the Hearing:

- A. The hearing shall be held before a Hearing Officer as appropriate.
- B. The Complainant shall be afforded a fair hearing, which shall include;
 - 1. The opportunity to examine before the hearing and, at the expense of the Complainant, to copy all documents, records and regulations of Management that are relevant to the hearing. Any document not so made available after request therefor by the Complainant may not be relied on by Management at the hearing;
 - 2. The right to be represented by counsel or other person chosen as a representative by the Complainant, and to have such representative make statements on the Complainant's behalf;
 - 3. The right to a private hearing unless the Complainant requests a public hearing;

4. The right to present evidence and arguments in support of the Complainant's complaint, to present legal and/or equitable defenses, to controvert the evidence relied on by Management and to confront and cross-examine all witnesses on whose testimony or information Management relies; and
 5. A decision based solely and exclusively upon the facts presented at the hearing.
- C. The Hearing officer may render a decision without proceeding with the hearing if the Hearing Officer determines that the issue has been previously decided in another proceeding.
 - D. If the Complainant or Management fails to appear in person at a scheduled hearing, the Hearing Officer may make a determination to postpone the hearing for a period not to exceed ten (10) business days or another date agreeable to both parties or make a determination that the party has waived the right to a hearing. Both the Complainant and Management shall be notified of the determination by the Hearing Officer. The determination shall not constitute a waiver of any right the Complainant may have to contest disposition of the Grievance in an appropriate judicial proceeding.
 - E. At the hearing, the Complainant must first make a showing of an entitlement to the relief sought and thereafter Management must sustain the burden of justifying Management action or failure to act against which the Grievance is described.
 - F. The hearing shall be conducted informally by the Hearing Officer and oral or documentary evidence pertinent to the facts and issues raised by the Grievance maybe received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Officer shall require Management, the Complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought as appropriate.
 - G. Management may record the hearing but shall not be required to prepare a transcript of the hearing. The Complainant or Management may arrange, at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

VI. Decision of the Hearing Officer:

- A. The Hearing Officer shall prepare a written decision, together with the reasons therefore, within a reasonable time after the hearing. A copy of the decision shall be sent to the Complainant and Management which shall retain a copy of the decision in

the Resident's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by Management and made available for inspection by a prospective Complainant, his or her representative, or Hearing Officer.

- B. The decision of the Hearing Officer shall be binding on Management, which shall take all actions or refrain from any actions necessary to carry out the decision unless Management's Board of Commissioners has determined within sixty (60) business days after the date of the decision and promptly notified the Complainant of its determination that:
 - 1. The Grievance does not concern Authority action or failure to act in accordance with or involving the Complainant's lease or Management regulations, which adversely affect the Complainant's rights, duties, welfare or status.
 - 2. The decision of the Hearing Officer is contrary to applicable Federal, State or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and Management.

- C. A decision by the hearing Officer or Board of Commissioners in favor of Management or which denies the relief requested by the Complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatever, any rights the Complainant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter

VII. Management Eviction Action:

If a Resident has requested a hearing in accordance with paragraph V on a Grievance involving a Management Notice of Termination of Residency (Pretermination Notice), Management may issue a notice to quit and/or summary process summons and complaint but shall not seek judicial adjudication of the matter until the grievance process has been terminated, i.e. the Hearing Officer issues its decision in the matter.

VIII. Accommodation of Persons with Disabilities:

- A. *Accommodations of Persons Disabilities* – Management provides reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations or attendants. If the Complainant is visually impaired, any notice to the Complainant which is required under this Grievance Procedure shall be in accessible format if management has been so notified.

Curtis O. Law, Executive Director

ATTACHMENT I: LIST OF RAB MEMBERS

*Yolanda Dancy, President
Meadow Gardens Complex
49 Meadow Street, Apt. 13
S. Norwalk, CT 06854*

*Clara Welfare
Washington Village Complex
1009 Washington Village
Norwalk, CT 06854*

*Carmen B. Villalobos
51-B Elmwood Avenue
S. Norwalk, CT 06854*

*Ora Scott
Samuel Roodner Court
261 Ely Ave, Bldg. 18-3F
S. Norwalk, CT 06854*

*Laurie James
356 Main Ave Complex
356 Main Ave, Apt. C-18
Norwalk, CT 06851*

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

*Janice Frye
46 Prospect St. #3-H
Norwalk, CT 06850*

*Janice Carter
John Shostak Apts.
65 Ward Street, Apt. A-2
Norwalk, CT 06851*

*Deidra Davis, President
Samuel Roodner Court
261 Ely Ave, Bldg. 22-2B
S. Norwalk, CT 06854*

*Bernice Peterson
Samuel Roodner Court
261 Ely Ave, Bldg. 15-1E
S. Norwalk, CT 06854*

*Briggettie Grant, Vice
President
Chapel Street Complex
25 Chapel Street, Apt. D-5
Norwalk, CT 06850*

*Angela Morales
356 Main Ave Complex
356 Main Ave, Apt. A-5
Norwalk, CT 06851*

*Vivian Rice
Leroy Downs Apt
26 Monroe Street, Apt 4-A
S. Norwalk, CT 06854*

*Rommy Gomez
Fairfield Ave. Complex
36 Fairfield Ave., Apt. 1-C
. Norwalk, CT 06854*

*Viola Sears
Senior Court Complex
Union Ave., Apt. 31
Norwalk, CT 06851*

*Dorothy Beamon
Irving Freese Apts.
57 Ward Street, Apt. 23
Norwalk, CT 06851*

*Daisy Franklin
82 So. Main Street, #2S.
Norwalk, CT 06854*

*Mrs. Ella Ward Dunlap,
President
Washington Village Complex
911A Washington Village
Norwalk, CT 06854*

*Richard Glica
Leroy Downs Apts. Complex
26 Monroe Street, 2-H
Norwalk, CT 06854*

*Moravia Langley
11 Sable Street, Apt. #2
South Norwalk, CT 06854*

*Andrea Bentley
Chapel Street Complex
25 Chapel Street, Apt. D-2
Norwalk, CT 06850*

*Julia McClester
20 West Ave. Complex
20 West Ave, Apt. 2-P
Norwalk, CT 06854*

*Wilma Pace
356 Main Avenue
356 Main Avenue, Apt. A6
Norwalk, CT 06851*

*Charles Brown, Sr.
Samuel Roodner Court
261 Ely Ave, Bldg. 12-1B
S. Norwalk, CT 06854*

Marva Reaves
11 Fort Point Street, Apt. B-9
S. Norwalk, CT 06855

Ernesto Morales, President
Chapel Street Complex
25 Chapel Street, Apt. C-1
Norwalk, CT 06850

Elliott Riley
Senior Court Complex
Union Ave., Apt. 33
Norwalk, CT 06851

Albert Bacher
20 West Avenue Complex
20 West Avenue, Apt. 3K
S. Norwalk, CT 06854

Evelyn Soberal
Meadow Gardens Complex
49 Meadow Street, Apt. 27
S. Norwalk, CT 06854

Jose Rodriguez
Samuel Roodner Court
261 Ely Avenue, Apt. 16-3E
S. Norwalk, CT 06854

ATTACHMENT J: ANNUAL STATEMENT CFP (2005-2010)

Note: This is attached as a separate set of files

ATTACHMENT K: 5 YEAR PLAN CFP 2011-2014

Note: This is attached as a separate set of files

ATTACHMENT L: HOUSING NEEDS ANALYSES 2009

INTRODUCTION

Normally the Norwalk Housing Authority is required to rely upon and use the analyses prepared by the City of Norwalk in its Consolidated Plan, for the needs analysis required for the PHA Plan. Much of the data in turn is usually prepared by HUD based on Census data and provided in its CHAS Data Set. The last time HUD updated this data for jurisdictions was in 2001, following the 2000 census. The new census data will be available next year and HUD may issue new CHAS Data in late 2010 or in 2011. Meanwhile, there have been various updates of data based on actual surveys and based on algorithms used by the Census bureau during the period 2001-2009.

The data in the analysis below has been derived from a data service (ESRI) which collects and tabulates data from various organizations including the US Census. In addition some data has been derived from the Ford Foundation's Dataplace and some has been derived from the US Census itself. Additionally there has been waiting list data from the NHA and the HUD CHAS Dataset of 2001.

The focus of this analysis is on how the programs of the Norwalk Housing Authority address the most critical needs in the City and how these programs can work in conjunction with other city programs and City resources.

The 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
- The Housing Authority should strive to 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.
- The Housing Authority should promote a wide range of housing opportunities for lower income people in Norwalk, through such initiatives as removing regulatory barriers, providing zoning incentives, utilizing local funds and encouraging local institutions to address low income needs.
- The Housing Authority should be a major supporter of educational achievement from kindergarten, or preschool, through college to help launch self sufficient adults. Educational initiatives need to be year round to prevent educational regression during vacation periods.

The public housing program, the housing choice voucher program and the various supportive services programs of the NHA, are all designed in their policies and operations to accomplish these goals.

The analysis of needs focuses on the neighborhoods of Norwalk, using census tracts and data as a proxy for a neighborhood, trying to determine low income and racial concentration. It also assembles information on the nature and extent of housing need.

The 5 Year plan lays out goals and strategies based on needs of the population. Clearly we know that what was known and expected in 2004 when the last 5 year plan was developed, changed from 2007 through 2009 and that while the needs of the low income population remained similar to what had been projected, the extent of those needs changed and the resources expected to be available to address the needs has not grown to match. This has continued the large gap between needs and solutions.

This analysis of needs over the next 5 years is drawn up in an uncertain economy and will probably require a more careful annual update to take account of the volatility of the times and more accurate data from the 2010 census.

DEMOGRAPHIC CHANGES

The overall population trends for Norwalk are as follows:

Table 1: Population Trends

	2000	2009	2014	Change 2000-2009	Change 2009-2014
Population	82,951	84,386	84,656	1.02%	1.00%
Households	32,711	33,202	33,307	1.02%	1.00%
Families	20,963	21,065	20,935	1.00%	0.99%
Average Household Size	2.51	2.51	2.51	1.00%	1.00%
Owner Occupied Housing Units	20,280	20,680	20,544	1.02%	0.99%
Renter Occupied Housing Units	12,431	12,522	12,763	1.01%	1.02%
Median Age	36.7	39.0	39.7	1.06%	1.02%

This table shows that Norwalk’s population growth is nominal and that there is expected to be a decrease in owners and an increase in renters. In fact these numbers do not reflect the momentous changes going on in the housing market due to job losses, lending crises and a dramatic growth in foreclosures. These are all likely to result in a greater decline in homeownership than projected statistically.

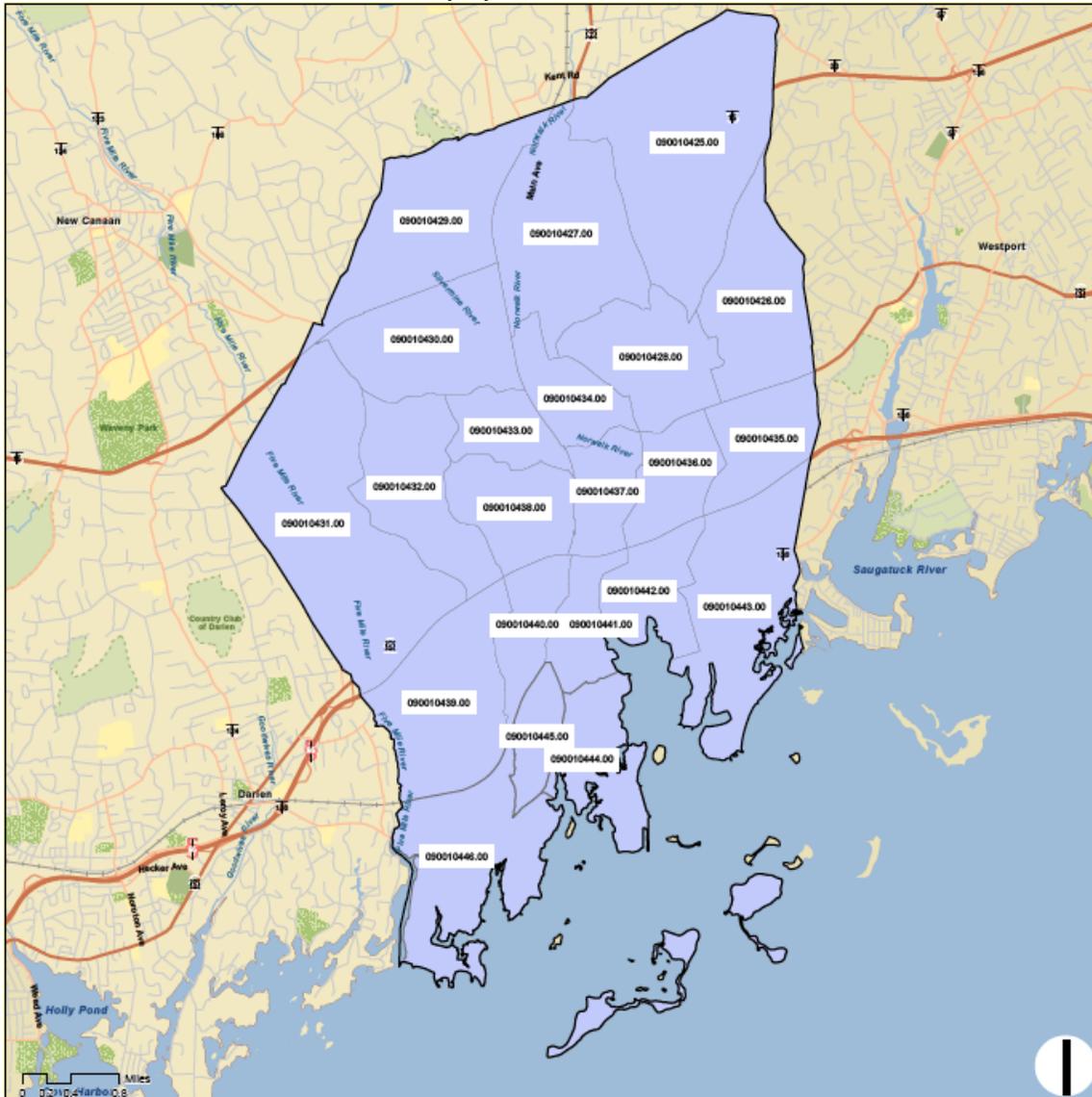
The census tract location of the Norwalk Housing Authority housing developments is shown in the table below along with the percentage of households at or below 80% of median income for the City in 2009.

Table 2: Location of NHA Housing Developments

Development Name	Census Tract	% of Households at or below 80% of median income 2009
356 Main Ave.	427	33%
Irving Freese Apts.	428	36%
John Shostak	428	36%
Colonial Village	432	36%
Senior Court	434	39%
School St	434	39%
23-25 Chapel St.	437	33%
Elmwood Ave.	440	36%
36 Fairfield Ave	440	36%
Washington Village	441	39%
Leroy Downs Apts.	441	39%
20 West Ave.	441	39%
King Kennedy Homes	441	39%
Seaview Apts.	442	40%
Ludlow Village	442	40%
Ludlow Commons	442	40%
Meadow Gardens	444	41%
Roodner Court	445	39%
City of Norwalk		39%

The map of census tracts in Norwalk is illustrated below:

Chart 1: Census Tracts Norwalk (22)



The following table examines these changes tract by tract and shows that Tracts 425, 427 and 445 had the largest population growth in the last 9 years and will have a slight increase in their populations in the next 5 years.

Table 3: Population Changes by Tract

	Population Change 2000-2009	Population Change 2009-2014
429	99.08%	100.00%
430	99.19%	99.73%
439	99.31%	99.70%
435	99.36%	99.39%
432	99.64%	99.83%
444	99.89%	99.78%

	Population Change 2000-2009	Population Change 2009-2014
428	99.98%	99.56%
433	100.00%	99.31%
438	100.07%	99.45%
443	100.13%	99.50%
440	100.37%	99.61%
446	100.52%	100.17%
442	100.60%	99.66%
426	101.33%	100.48%
Norwalk	101.73%	100.32%
434	102.43%	100.72%
431	102.81%	100.91%
437	103.78%	101.10%
441	103.87%	101.13%
425	104.06%	101.46%
427	106.07%	101.93%
445	106.66%	100.86%
436	109.61%	103.15%

The following tables examine the racial trends in Norwalk by census tract.

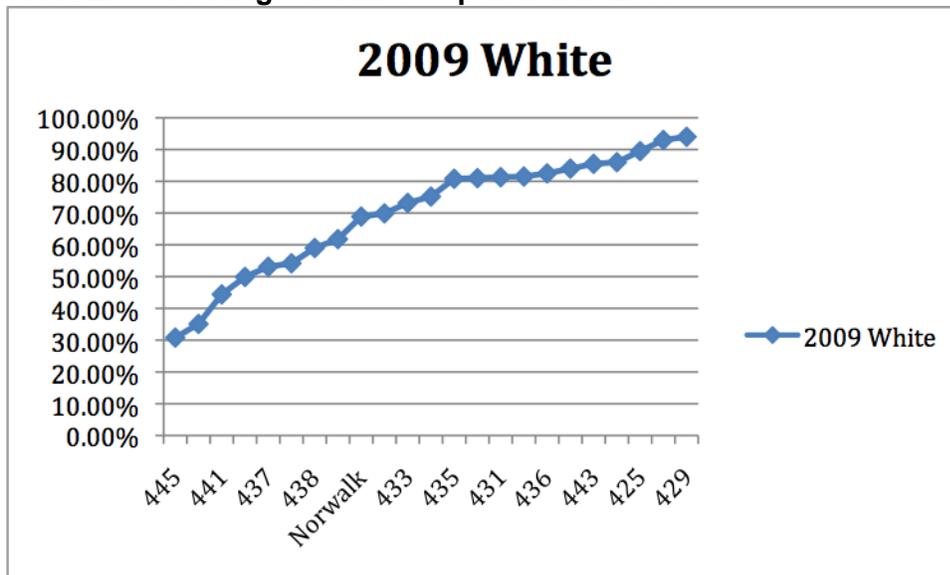
Table 4: Racial Concentration Sorted by White Percentage

	2009 White	2009 Black	2009 Hispanic	2009 Asian	NHA Developments
445	30.80%	49.60%	42.30%	0.60%	Roodner Court
444	35.10%	49.40%	27.40%	2.10%	Meadow Gardens
441	44.40%	36.30%	44.70%	1.60%	Leroy Downs 20 West Ave King Kennedy Homes Washington Village
440	49.90%	28.80%	36.00%	4.20%	Elmwood Ave 36 Fairfield Ave
437	53.10%	35.30%	35.80%	3.10%	23-25 Chapel St
434	54.20%	21.70%	30.00%	6.70%	Senior Court School St
438	59.00%	18.30%	25.50%	10.60%	
432	61.80%	21.30%	25.90%	5.40%	Colonial Village
Norwalk	68.90%	16.80%	20.10%	4.90%	
442	69.90%	14.30%	28.90%	4.60%	Seaview Apts Ludlow Village Ludlow Commons
433	73.20%	13.00%	16.90%	5.50%	
439	75.20%	12.90%	15.50%	3.60%	
435	80.80%	8.00%	11.90%	6.20%	
428	81.00%	7.10%	12.00%	5.90%	Irving Freese Apts John Shostak
431	81.30%	7.50%	8.10%	5.60%	

	2009 White	2009 Black	2009 Hispanic	2009 Asian	NHA Developments
427	81.50%	7.00%	12.10%	5.60%	356 Main Ave
436	82.50%	8.30%	11.00%	5.80%	
426	84.00%	6.10%	9.50%	6.40%	
443	85.50%	5.80%	11.50%	2.40%	
430	86.00%	4.70%	7.10%	5.00%	
425	89.50%	4.40%	4.90%	3.50%	
446	93.00%	1.50%	5.20%	1.70%	
429	94.00%	0.70%	3.50%	3.60%	

This can be visually shown in the following chart:

Chart 2: Percentage of White Population in 2009



What is significant is that 8 tracts exceed 20% minority and 4 tracts exceed 50% minority, which in effect means that white households are in the minority.

The next table shows the percentage change in racial and ethnic concentration.

Table 5: Rate of Change in Racial & Ethnic Concentration Sorted by Change in White Population

	White Change 2000-2009	Black Change 2000-2009	Hispanic Change 2000-2009	Asian Change 2000-2009
444	-12.01%	4.84%	19.98%	29.31%
438	-11.49%	13.47%	29.73%	42.13%
434	-9.79%	12.84%	33.17%	41.15%
440	-9.39%	6.87%	22.69%	33.51%
433	-8.32%	24.92%	43.89%	53.21%
432	-8.19%	7.68%	23.85%	43.86%

	White Change 2000-2009	Black Change 2000-2009	Hispanic Change 2000- 2009	Asian Change 2000-2009
439	-7.97%	22.60%	41.23%	54.70%
435	-7.09%	27.74%	47.24%	61.70%
442	-7.04%	15.03%	33.19%	45.45%
428	-6.45%	28.23%	48.76%	60.24%
430	-5.83%	33.33%	54.90%	66.67%
Norwalk	-5.20%	12.22%	31.11%	52.28%
443	-4.33%	28.90%	48.31%	63.16%
426	-3.95%	29.57%	44.62%	63.06%
431	-3.30%	29.32%	49.79%	69.50%
429	-3.23%	50.00%	57.89%	72.22%
437	-2.72%	8.24%	26.14%	36.17%
441	-2.05%	4.90%	20.49%	26.67%
446	-1.75%	36.84%	56.03%	73.53%
427	-0.56%	37.07%	55.21%	72.30%
425	0.32%	42.02%	60.68%	74.36%
436	3.49%	42.29%	54.93%	73.00%
445	4.15%	3.88%	19.95%	25.00%

One can also note that while census tract 445 had the greatest population growth and while it had the greatest minority concentration, it also had the greatest decrease in the minority population percentage. Looking at trends in concentration growth, we find the following:

Table 6: Minority Percentage Trends for Tracts with Greater than 50% Minority Concentration

Tract >50% Minority	Decline in Minority %	Increase of =>10% in Minority %	Increase of >5.21%* and <9.99% in Minority %	NHA Developments
445	√			Roodner Court
444		√		Meadow Gardens
441				Leroy Downs 20 West Ave King Kennedy Homes Washington Village
440			√	Elmwood Ave 36 Fairfield Ave

Table 7: Minority Percentage Trends for Tracts with between 20% and 49% Minority Concentration

Tract >50% Minority	Decline in Minority %	Increase of =>10% in Minority %	Increase of >5.21%* and <9.99% in Minority %	NHA Developments
437				23-25 Chapel St
434			√	Senior Court School St
438		√		
432			√	Colonial Village

* Note that the overall percentage change for Norwalk was 5.2%.

The other major demographic variable to be examined is the poverty trend. The table below shows the percentage of households with income below 30% of median, which corresponds roughly with the poverty index. It is also the target population for 75% of the Housing Choice Vouchers and 40% of the HUD funded low rent public housing.

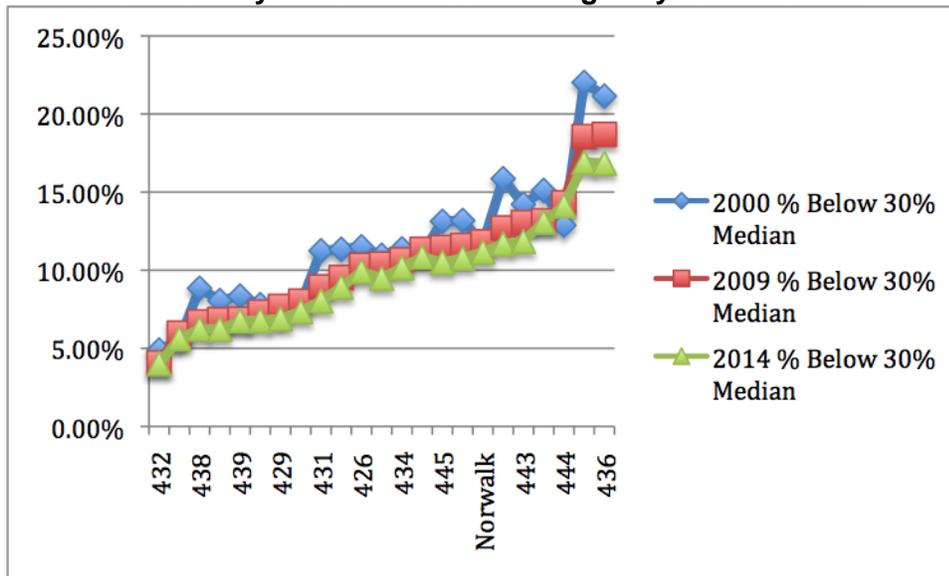
Table 8: Percentage of the Population Below 30% Median (Sorted by 2009 Percentages)

	2000 % Below 30% Median	2009 % Below 30% Median	2014 % Below 30% Median	NHA Developments
432	4.88%	4.07%	4.02%	Colonial Village
430	5.49%	5.97%	5.62%	
438	8.84%	6.69%	6.24%	
425	8.05%	6.83%	6.23%	
439	8.34%	6.86%	6.76%	
427	7.79%	7.32%	6.79%	356 Main Ave
429	7.06%	7.68%	6.90%	
433	7.83%	8.02%	7.36%	
431	11.24%	8.93%	8.04%	
435	11.34%	9.53%	8.92%	
426	11.49%	10.32%	9.93%	
428	10.95%	10.40%	9.49%	Irving Freese Apts John Shostak
434	11.37%	10.67%	10.17%	
442	11.07%	11.34%	10.84%	Seaview Apts Ludlow Village Ludlow Commons
445	13.13%	11.45%	10.52%	Roodner Court
437	13.18%	11.59%	10.78%	23-25 Chapel St
Norwalk	11.69%	11.82%	11.17%	
440	15.86%	12.71%	11.70%	Elmwood Ave 36 Fairfield Ave
443	14.22%	13.06%	11.85%	
446	15.11%	13.16%	13.09%	
444	12.88%	14.31%	14.13%	Meadow Gardens
441	22.02%	18.56%	16.91%	Leroy Downs

	2000 % Below 30% Median	2009 % Below 30% Median	2014 % Below 30% Median	NHA Developments
				20 West Ave King Kennedy Homes Washington Village
436	21.14%	18.69%	16.85%	

The following chart illustrates the comparative percentages between tracts and for 2000, 2009 and projected for 2014.

Chart 3: Extremely Low Income Percentages by Census Tract



If we combine our analysis of racial concentration with that of poverty concentration for 2009, we find the following:

Table 9: Minority and Poverty Concentration for 2009

	2009 % Minority	2009 % Below 30% Median	NHA Developments
445	69.20%	11.45%	Roodner Court
444	64.90%	14.31%	Meadow Gardens
441	55.60%	18.56%	Leroy Downs 20 West Ave King Kennedy Homes Washington Village
440	50.10%	12.71%	Elmwood Ave 36 Fairfield Ave
437	46.90%	11.59%	23-25 Chapel St
434	45.80%	10.67%	Senior Court

	2009 % Minority	2009 % Below 30% Median	NHA Developments
			School St
438	41.00%	6.69%	
432	38.20%	4.07%	Colonial Village
Norwalk	31.10%	11.82%	
			Seaview Apts Ludlow Village Ludlow Commons
442	30.10%	11.34%	
433	26.80%	8.02%	
439	24.80%	6.86%	
435	19.20%	9.53%	
			Irving Freese Apts John Shostak
428	19.00%	10.40%	
431	18.70%	8.93%	
427	18.50%	7.32%	356 Main Ave
436	17.50%	18.69%	
426	16.00%	10.32%	
443	14.50%	13.06%	
430	14.00%	5.97%	
425	10.50%	6.83%	
446	7.00%	13.16%	
429	6.00%	7.68%	

HUD sets various tests of whether replacement assisted housing or new assisted housing should be approved for a location. These are used by HUD to determine whether new or replacement housing complies with Fair Housing Standards.¹ One test sets thresholds for minority concentration at 20% above the SMSA (Bridgeport-Stamford-Norwalk), which is 24.8% plus 20% for a threshold of 44.8%². The HUD threshold for poverty concentration is 30%³.

¹ Extract from HUD's Policy: *"The fundamental goal of HUD's fair housing policy is to make full and free housing choice a reality, so that households of all races can freely decide between minority and white neighborhoods, when minority neighborhoods are no longer deprived of essential public and private resources, and when stable, racially mixed neighborhoods are available as a meaningful choice for all. To make full and free housing choice a reality, sites for HUD-assisted housing investment should be selected so as to advance two complementary goals:*

1) expand assisted housing opportunities in non-minority neighborhoods, opening up choices throughout the metropolitan area for all assisted households; and

2) reinvest in minority neighborhoods, improving the quality and affordability of housing there to represent a real choice for assisted households."

² "An "area of minority concentration" is any neighborhood in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than the percentage for the housing market area as a whole or in which the neighborhood's total percentage minority is at least 20 points higher than the percentage for the housing market area as a whole."

³ "a neighborhood which is not an area of high poverty rate (30 percent or more)"

As one of the City’s goals and that of the NHA is to redevelop some public housing developments and to reduce concentrations of race and poverty, it is important to examine which neighborhoods have such concentrations and to determine the appropriate strategies. These strategies can be to transform the development and the neighborhood so that it becomes a “neighborhood of choice”. Along with that approach a complementary strategy is to deconcentrate assisted housing. Both approaches are embraced by the NHA.

Tracts 445, 444, 441 and 440 (highlighted in green) all exceed HUD’s minority concentration threshold. Collectively these also contain 9 of NHA’s housing developments which total 526 units.

In addition, it is likely that tracts 437, 434, 438 and 432, have block groups within them, which exceed this threshold. These tracts contain another 4 NHA developments with 323 units.

There are no tracts which have a poverty rate higher than 30%: however there are likely to be block groups which exceed this threshold and which are likely to be found in tracts 441 and 436 and which are highlighted in grey.

Again, it should be noted that the neighborhoods which are made up of census tracts 445, 444, 441 and 440 will require careful planning to ensure that any redevelopment of Roodner Court, Meadow Gardens, Leroy Downs, 20 West Ave, King Kennedy Homes, Washington Village, Elmwood Ave, 36 Fairfield Ave, 23-25 Chapel St, Senior Court or School St, does not contribute to the racial concentration in the neighborhood. Moreover this analysis underscores the need to increase efforts by the NHA and the City to improve the neighborhood and the services which residents of these developments receive⁴.

DEMOGRAPHICS FROM NHA’S WAITING LISTS AS OF SEPTEMBER 30 2009

The following tables reflect the current waiting lists of the NHA for public housing and housing choice vouchers. They are current as of September 30th 2009.

Table 10: Public Housing Waiting List

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:	

⁴ “[revitalizing] housing, [must take] into consideration both the community and supportive services or other revitalizing activities and any other revitalization activities in operation or firmly planned, [which] will contribute to the stabilization or improvement of the neighborhood in which it is located, by addressing any serious deficits in services, safety, economic opportunity, educational opportunity and housing stock”.

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	594		139
Extremely low income (<=30% AMI)	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	334	56%	
Elderly families	85	14%	
Families with Disabilities	56	9%	
Race White	286	48%	
Race Black	295	50%	
Race Other	13	2%	
Race Non Hispanic	400	67%	
Race Hispanic	194	33%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	223	38%	
2 BR	299	50%	
3 BR	60	10%	
4 BR	11	2%	
5 BR	1	<1%	
5+ BR	0	0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No Yes, If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No Yes, applicants for 5 bedroom units, and applicants for barrier-free units.			

The above list for public housing shows that despite the documented need in the City, there is only a modest list of applicants. Moreover, it shows that the demand is for smaller units, which has been a trend for the last decade. Finally it shows that black families have a larger need than other racial groups.

Table 11: Housing Choice Voucher Waiting List

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> HCV tenant-based assistance			
<input 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	571		43
Extremely low income (<=30% AMI)	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	210	37%	
Elderly families	52	9%	
Families with Disabilities	309	54%	
Race White	283	50%	
Race Black	284	50%	
Race Other	4	<1%	
Race Non Hispanic	429	75%	
Race Hispanic	142	25%	
Characteristics by Bedroom Size (HCV Only)			
1BR	311	54%	
2 BR	183	32%	
3 BR	69	12%	
4 BR	8	<2%	
5 BR	0	0	
5+ BR	0	0	
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)? 92 MONTHS – REGULAR CLOSED ON 1/31/2002. DISABLED LIST CLOSED 06/30/2009.			
Does the PHA expect to reopen the list in the PHA Plan year? No 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, Shelter Plus Care, Disabled and NHA candidates for homeownership only)			

From the above HCV waiting list the most notable difference from the public housing waiting list, is that the wait time is much longer (4 times) due to the turnover rate being lower.

DEMOGRAPHICS FROM HUD'S CHAS DATASET – 2000 CENSUS

The only detailed information documenting rent burdens and housing conditions which is currently available is from the US Census conducted in 2000 and updated by HUD in 2004. As noted above these will be updated again after the 2010 census and will be worth examining in Plan Year 2 or 3, when they become available.

The tables below illustrate several major variables. Our interest is in focusing on housing cost burden and on the physical conditions of the housing.

In general, housing economists and the US Congress agree that for households with incomes less than 80% of the median, housing costs should be around 30% of household income. They also agree that the lower the income, the more difficult it is for families to pay as much as 30% of their income for housing and still provide for other basic necessities. In addition, there is general agreement that paying more than 50% of one's income (if below 80% of median) for housing is an undue cost burden. Consequently the highlighted section of Table 12 below identifies the rental and owner populations which have excessive cost burdens.

In addition, Table 12 shows the number of households which live in housing which the Census classifies as having significant housing problems and which therefore would not meet HUD physical standards.

The priority color key, is an attempt to show which of the sub-groups (e.g., small families [Small Related] renters and owners with housing costs above 50%, or elderly renters with physical deficiencies in their housing unit) has the highest percentage of households within the various categories. As the unmet needs of households in the City exceeds the current efforts, one should focus efforts of the NHA and the City on the most egregious needs.

Tables 13 and 14, focus on the physical needs of units occupied by Hispanic and Black populations respectively.

Table 12: Housing Needs from 2000 Census

Name of Jurisdiction:		Source of Data:				Data Current as of:						
Norwalk city, Connecticut		US Census 2000				2000						
All Households by Type, Income, & Housing Problem	Renters					Owners					Total Households	
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total		
	1 & 2 member households	(2 to 4)	(5 or more)	Other Households	Renters	1 & 2 member households	(2 to 4)	(5 or more)	Other Households	Owners		
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)		
	(L)											
1. Household Income <=50% MFI	1,450	2,408	730	1,493	6,081	2,123	843	279	523	3,768	9,849	Color Key
2. Household Income <=30% MFI	1,033	1,114	410	764	3,321	1,054	299	110	265	1,728	5,049	High
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	65+
4. % Cost Burden >30%	66.7	74.1	78	77.1	73	80.6	84.9	100	79.2	82.4	76.2	Medium
5. % Cost Burden >50%	43.1	57	37.8	62.8	51.6	53.1	80.3	100	58.5	61.6	55.1	50-65
6. Household Income >30% to <=50% MFI	417	1,294	320	729	2,760	1,069	544	169	258	2,040	4,800	Low
7. % with any housing problems	46	63.7	67.2	69.8	63	42	71.5	88.8	90.3	59.9	61.7	40-49
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	

Table 13: Housing Needs from 2000 Census

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 (B) & (C)	All Other House- holds (D)	Total Renters (E)		Elderly 1 & 2 member household s (F)	Family Households (G) & (H)	All Other House- holds (I)	Total Owners (J)	Total Households (L)
	(A)		(D)	(E)		(F)		(I)	(J)	
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

Table 14: Housing Needs from 2000 Census

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 household s	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

Based on the HUD CHAS Datasets above, we can summarize the housing needs as of 2000 as follows:

Table 15: Summary of Housing Needs by Income

HHs at ≤80% Median	Elderly Renters	Elderly Owners	Family Renters	Family Owners	Total HHs at ≤80 Median	Total HHs
Number of HHs	5,231	13,128	21,363	55,657	34,282	95,379
# of all HHs at ≤80% Median	4,609	8,535	11,203	9,935	34,282	
% of all HHs at ≤80% Median	88.11%	65.01%	52.44%	17.85%		
% of all HHs in the City	4.83%	8.95%	11.75%	10.42%	35.94%	

Table 16: Housing Cost Burdens

	Elderly Renters	Elderly Owners	Family Renters	Family Owners	Total HHs
Burdened >30% of Income for Housing	2,150	3,492	5,339	10,732	21,713
Severely Burdened >50% of Income for Housing	1,036	1,510	2,318	2,975	7,838

Based on 2009 data we have been able to assemble, there is no reason to believe that these proportions have changed dramatically. As shown in the table above, the needs of severely cost burdened households just within Norwalk, exceed the resources of the NHA. Yet these are the households which are most helped by the NHA, with its HCV and Public Housing Programs, due to the rent calculation formula, which prevents rental charges exceeding 30% of income (except that HCV participants can pay voluntarily, as much as 40% of their income for housing).

HUD also developed from the 2000 census an estimate of housing problems which were serious enough to warrant programs which would rehabilitate or remediate these problems. While not directly relevant to the mission of the NHA, these problems provide a context for cooperation between the City's CDBG and HOME programs and potential HCV landlords, whose properties are likely to fail NHA housing standards and which likely comprise some of the units in the table below.

Table 17: Housing with Deficiencies (US Census)

	Renters	Owners	Total
Elderly Housing Problem	2,216	3,208	5,424
Family Housing Problem	5,467	6,447	11,914

The following table prepared from data in the US Census 2000, showed that a significant number of households have serious mobility problems and/or have self care limitations (This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home).

Table 18: Elderly 75 years old or older with mobility and/or self care limitations

	Total HHs	HHs <80% Median	HHs <30% Median
Elderly renters over 74 Years Old with Mobility or Self Care limitations	434	404	305
Elderly owners over 74 Years Old with Mobility or Self Care limitations	779	495	225
All Renters with Mobility or Self Care limitations	1,963	1,574	1,030
All Owners with Mobility or Self Care limitations	2,707	1,018	403

ATTACHMENT M: STRATEGY FOR ADDRESSING HOUSING NEEDS

GOAL 1. EXPAND THE SUPPLY OF ASSISTED HOUSING

STRATEGIES:

- a. Apply for additional rental vouchers when opportunities arise
- b. Create new public housing if an opportunity arises
- c. Leverage private along with other public funds to create additional housing opportunities
- d. Pursue improvements and expansion of Norwalk's inclusionary zoning by-law in Norwalk's 5 Year Consolidated Plan
- e. Pursue passage of linkage fees by-law in Norwalk in Norwalk's 5 Year Consolidated Plan

GOAL 2. IMPROVE THE QUALITY OF ASSISTED HOUSING

STRATEGIES:

- a. Analyze what is required to become a HUD high performer under the new public housing assessment system and create an action plan for this
- b. Continue the high performance of the HCV program
- c. Continue to create or enhance programs serving NHA clients
 - i. Applications for grants and loans
 - ii. Improve the information systems, reporting and actions in response to reports
- d. Where warranted, redevelop obsolete public housing
- e. Continue efforts to become an MTW agency
- f. Pursue energy efficiency improvements

GOAL 3. INCREASE ASSISTED HOUSING CHOICES

STRATEGIES:

- a. Continue policies and procedures which enable voucher holders to move into better housing and better neighborhoods
- b. Continue homeownership programs for HCV participants and create a Section 32 program for public housing residents
- c. Pursue ways to use project based vouchers to increase housing quality and choices

GOAL 4. IMPROVE QUALITY OF NHS PROPERTIES AND THE NEIGHBORHOODS THEY ARE IN STRATEGIES:

- a. Continue deconcentration policies for public housing and for HCV
- b. Improve external appearance of properties and grounds
- c. Improve quality of building amenities and unit conditions
- d. Continue aggressive screening for admission and lease enforcement

- e. Work with the City of Norwalk to reduce crime in the neighborhoods and ameliorate negative neighborhood conditions
- f. Coordinate re-development of NHA properties with the City re-development plans

GOAL 5. PROMOTE SELF-SUFFICIENCY OF NHA CUSTOMERS

STRATEGIES:

- a. Continue and create promotions and opportunities for customers of the NHA to improve their skills and job opportunities
 - i. Continue focus on children attending school
 - ii. Continue educational mentoring programs
 - iii. Continue other learning programs and expand where needed
 - iv. Continue scholarship programs for post-high school education
- b. Continue outreach to working families for admission to NHA programs and housing
- c. Expand the FSS programs for HCV and Public Housing

GOAL 6. PROMOTE FAIR HOUSING AND EQUAL OPPORTUNITY

STRATEGIES:

- a. Educate staff and HCV landlords including new staff and landlords as well as existing one, in the basic requirements of Federal and State laws and regulations with respect to fair housing.
- b. Invite the Fair Housing Officer and Human Relations and Fair Rent Director to attend group HCV briefings.
- c. Revise the Analysis of Impediments to Fair Housing for NHA policies and programs.

ATTACHMENT N: DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT POLICY

HUD requires in 24 CFR 903.7(r) (2), that a PHA 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.

The NHA defines the following actions as being a **substantial deviation**

1. *Any change to its Mission statement, or the addition or deletion of a goal.*

Note: Changes in strategies used to achieve goals are not considered a substantial deviation.

The NHA defines the following changes as being a **significant amendment or modification**

1. *Change of an expected start date or completion date for stated goals in the 5 Year Plan resulting in a delay of more than one year.*
2. *Changes in Operating or CFP budget line items or total budget amounts 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.

ATTACHMENT O: VIOLENCE AGAINST WOMEN ACT POLICY

PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING [Pub.L. 109-162]

The Violence against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission or termination of assistance to an otherwise qualified applicant/tenant on the basis that the applicant/tenant is or has been a victim of domestic violence, dating violence, or stalking.

Specifically, Section 607 of VAWA amends the Public Housing Program to state:

that an individual's status as a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance by a public housing authority. It also states that incidents of domestic violence, dating violence and stalking shall not be good cause for terminating a lease held by the victim. The amendments specify that the authority of a PHA to evict or terminate perpetrators of abuse shall not be limited and gives the PHA the ability to bifurcate a lease to maintain the victim's tenancy while evicting the perpetrator. Victims must certify their status as victims by presenting appropriate documentation to the PHA, and the language clarifies that victims can be evicted for lease violations or if their tenancy poses a threat to the community.

Definitions

As used in VAWA:

- The term domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
 - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
 - In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

- The term *immediate family member* means, with respect to a person:
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.

NOTIFICATION TO TENANTS

VAWA requires the PHA to notify public housing program tenants of their rights under this law, including their right to confidentiality and the limits thereof.

PHA Policy

NHA will provide all tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

The notice will explain the protections afforded under the law, inform the tenant of NHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

NHA will also include in all assistance termination notices a statement explaining assistance termination protection provided by VAWA.

NOTIFICATION TO APPLICANTS

PHA Policy

NHA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance.

The notice will explain the protections afforded under the law, inform each applicant of NHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

NHA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA.

RESTRICTIONS FOR THE PHA

VAWA prohibits the PHA from considering actual or threatened domestic violence, dating violence, or stalking *as a cause for terminating the tenancy, occupancy, or program assistance of the victim.*

Specifically, this means that a PHA **may not** construe such violence or stalking:

1. as a serious or repeated violation of the lease by the victim
2. as other good cause for terminating the tenancy or occupancy rights of the victim
3. as criminal activity justifying the termination of the tenancy, occupancy rights, or program assistance of the victim.

However, VAWA also establishes a new way for public housing PHAs to deal with household members who engage in “criminal acts of physical violence against family members or others”: it gives them the authority to bifurcate a lease, or divide it into two parts, if permitted by state law.

Notification and Victim Documentation

PHA Policy

APPLICANTS: NHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under NHA's policies. Therefore, if NHA makes a determination to deny admission to an applicant family, NHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

TENANTS: When a family is facing assistance termination because of the actions of a tenant, household member, guest, or other person under the tenant's control and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, NHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

1. **A signed statement** (HUD Form 50066) by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, **and**
2. One of the following:
 - a. A police or court record documenting the actual or threatened abuse, or
 - b. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to NHA within 14 business days after NHA issues a written notice to deny admission or terminate assistance. The applicant/tenant must submit the required documentation with her or his request for an informal review or must request an extension in writing at that time. If the applicant/tenant so requests, NHA will grant an extension of 10 business days, and will postpone scheduling the informal review until after it has received the documentation or the extension period has elapsed.

If after reviewing the documentation provided by the **applicant**, NHA determines the family is eligible for assistance, no informal review will be scheduled and NHA will proceed with admission of the applicant family.

If the **tenant** does not provide the required certification and supporting documentation within 14 business days, or the approved extension period, NHA may proceed with assistance termination.

If NHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's tenancy is not terminated, NHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Perpetrator Removal or Documentation of Rehabilitation

PHA Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, NHA will proceed as above but will require, in addition, either

(a) that the perpetrator be removed from the applicant household and not reside in the assisted housing unit or

(b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse.

The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. This additional documentation must be submitted within the same timeframe as the documentation required above from the victim.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure

(a) is requested or consented to by the individual in writing,

(b) is required for use in an eviction proceeding, or

(c) is otherwise required by applicable law.

ATTACHMENT P1: CIVIL RIGHTS CERTIFICATION

- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

EXAMINATION OF PHA PROGRAMS

1. The NHA provides information at Voucher Issuance to all participants on how to file a Fair Housing Complaint with handouts.
2. It established 2 tier Fair Market Rent payment standards effective 12/1/2007 and updated 1/1/2009 to promote renting of units in areas of Norwalk with higher incomes, less unemployment, lower concentration of minority residents and higher homeownership rates outside of census tracts 432, 434, 437, 438, 440, 441, 442, 444 and 445.
3. It conducts HCV landlord Open Houses to promote and explain the program.
4. It monitors income deconcentration by development each quarter and where necessary, implements income skipping measures.
5. Promoted asset development of public housing and voucher participants by implementing Family Self Sufficiency Program, which can be used for homeownership.
6. Employment opportunities advertized in accordance with Equal Employment Opportunity
7. Advertized for housing applicants in accordance with Affirmative Fair Housing Marketing Plan.
8. To improve public housing quality, maintain implementation schedule for capital fund program.
9. To assist as many families as possible with the high cost of housing, had 99.8% lease up rate for housing choice voucher program as of 11/01/2009.
10. To promote a safe living environment for all public housing families, implemented applicant FBI criminal background checks.
11. Continued to provide translators as necessary.
12. Advise clients of Real Estate offices that have been helpful to Voucher holders.
13. Revised procedures including admissions screening and predetermination to protect victims of Domestic Violence in accordance with HUD regulations.
14. In response to 2008 HUD Notice of Funding availability applied for 85 vouchers for people with disabilities.
15. ESL program has provided adult residents with instruction in the fundamentals of the English language, including the proper pronunciation

of words, proper sentence structure, and the use of tenses in both written and verbal form. Supplementing knowledge of their native language. (2008-2009)

16. It provided a 2 day Fair Housing Training to staff by national housing training company, Nan McKay and Associates with competency exam in April 2008.
17. It continued the development of affordable housing on West Cedar Street to increase supply of affordable homeownership.

RESOURCE CONSTRAINTS

At this time, the NHA does not have resource constraints in terms of addressing fair housing issues within its programs. However, for some of the initiatives it is pursuing in conjunction with the City of Norwalk (see below), it does need additional resources.

WORKS WITH THE LOCAL JURISDICTION INITIATIVES

1. Study feasibility of applying for HOPE VI for public housing redevelopment in Norwalk to deconcentrate poverty and improve housing quality.
2. It implemented the Voucher Homeownership Program to help participants address the high cost of housing.
3. To help HCV program participants accumulate assets for homeownership or other long term goals applied for Housing Choice Voucher Family Self Sufficiency Program since 2005 until present.
4. To help Public Housing residents accumulate assets for homeownership other long term goals applied for Public Housing Family Self Sufficiency Program since 2006 until present.
5. To increase the earning potential and further homeownership accessibility of low income students, NHA works with the private and foundation sector to award college scholarships.

Year Offered	Awards	Total Amounts
2005	13	\$ 33,000
2006	20	\$ 55,500
2007	25	\$ 72,250
2008	32	\$105,100
2009	26	\$109,000

6. To improve educational performance and earning potential obtained Connecticut After School Grant program in 2007 and 2008 for reading program with certified reading teachers and Haskins Laboratory staff trainer. 2009 application pending.
7. To enhance above reading program received 2008 CDBG grant to upgrade King Kennedy Community Center.
8. To assist seniors at Ludlow Village State elderly housing, hire part-time resident services coordinator.

9. To promote self sufficiency obtain HUD Neighborhood Networks Program for Meadow Gardens (2005-2009)
10. To promote student academic achievement, entrepreneurship and employment obtained HUD Neighborhood Networks Grant for Midnight Academy. (2006-2009)
11. Work with Norwalk Public Schools to operate Priority After School Program Grants for Fox Run, Ponus and Wolfpit Elementary schools to improve educational outcomes.
12. To increase youth educational outcomes and adult earning potential operates 5 academically oriented after school programs and summer programs.
13. Computer skills program has provided adult residents with instruction in the basic use of computers including training in Microsoft Word and training in how to conduct an internet research for employment and other supportive social service information. (2007-2009)

CONSISTENCY WITH THE CITY OF NORWALK CONSOLIDATED PLAN

The PHA Plan is prepared in advance of the Consolidated Plan, which is on a later schedule. However, the City of Norwalk participates in the preparation of the PHA Plan and provides input with respect to what the NHA can do to work with the City. Conversely, City participation, provides opportunities for the NHA to request actions by the City and support for NHA programs. We reviewed the current Consolidated Plan of the City of Norwalk and believe the goals between the two are consistent.

In addition copies of the PHA Plan drafts are provided the City for comment during the 45 day comment period.

Finally the City has the NHA involved in its planning of its Consolidated Plan.

ATTACHMENT P2 CERTIFICATIONS

Attached Separately

Form HUD-50077-CR, Civil Rights Certifications

Form HUD-50077: PHA Certifications of Compliance with PHA Plans and Related Regulations

Form HUD-50070: Certification for a Drug-Free Workplace

**Form SF-LLL: Disclosure of Lobbying Activities
Disclosure of Lobbying Activities Continuation Sheet.**

**Form HUD-50071: Certification of Payments to Influence
Federal Transactions**

**Form HUD-50077-SL, Certification by State or Local Office of
PHA Consistency with the Consolidated Plan**

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P002501 10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	220,000			
3	1408 Management Improvements	115,000			
4	1410 Administration (may not exceed 10% of line 21)	120,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	652,500			
10	1460 Dwelling Structures	176,500			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant:2010	
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P002501 10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,369,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 1/27/2009		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P002501 10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CT 2-1 Washington Village	Venting of Boiler rooms/mailboxes	1460		36,500				
CT 2-1, 2, 3, 7, 16, 18,19,22	Sealing and restripeing of parking lots/speed bumps	1450		140,000				
Wash.,Roodner, Senior CT., 20West, Meadows,Fairfield, Chapel, Main	concrete trash pads							
CT 2-5 Leroy Downs	Exterior Renov. to entrance/parking lot/lighting/fencing	1450		236,000				
CT 2-17 Seaview Apts	Repair structural damage to foindations/drainage/parking lot/fencing	1450		276,500				
CT 2-19 Chapel Street	Replace Windows	1460		140,000				
PHA Wide	Operations	1406		220,000				
Agency-Wide	Management Improvements							
	Agency computers & softwares	1408		115,000				
Agency-Wide	Administration	1410		120,000.00				
Agency-Wide	Fees and Costs	1430		85,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CT 2-1 Washington Village	08/30/2012		08/30/2014		
CT 2-1, 2, 3, 7, 16, 18,19,22	08/30/2012		08/30/2014		
Washington Village,Roodner Ct, Senior Ct, 20 West.					
Meadows,Fairfield, Chapel, Main					
CT 2-2 Irving Freese	08/30/2012		08/30/2014		
CT 2-5 Leroy Downs	08/30/2012		08/30/2014		
CT 2-17 Seaview Apts.	08/30/2012		08/30/2014		
PHA WIDE	08/30/2012		08/30/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	220,000				
3	1408 Management Improvements	25,000				
4	1410 Administration (may not exceed 10% of line 21)	120,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	263,502				
8	1440 Site Acquisition					
9	1450 Site Improvement	264,000				
10	1460 Dwelling Structures	425,000				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	10,000				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: Norwalk Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26P00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009	FFY of Grant:2009 FFY of Grant Approval: 2009		
Type of Grant				
<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: 9/30/2009			<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
				Expended
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,327,502		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Date 1/27/2010	Signature of Public Housing Director	
			Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P00250109 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410		120,000				
	Operating Budget	1406		220,000				
	Mgmt. Improvements- Marketing	1408		25,000				
	Architect & Engineering	1430		55,000				
	HOPE VI	1430		158,502				
	Needs Assessment	1430		50,000				
2-3 Senior Court	Fire Alarms	1460		75,000				
2-5 Leroy Downs	Community Furniture	1475		10,000				
	Fire Alarms	1460		75,000				
2-7 20 West Ave.	Fire Alarms	1460		65,000				
	Elevators	1460		10,000				
2-8 King Kennedy	Driveways & Stoops	1450		139,000				
	Kitchen Renovations	1460		200,000				
2-16 Meadow Gardens	Retaining Walls	1450		125,000				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
2-3 Senior Court	9/30/2011		9/30/2013		
2-5 Leroy Downs	9/30/2011		9/30/2013		
2-7 20 West Ave	9/30/2011		9/30/2013		
2-8 King Kennedy	9/30/2011		9/30/2013		
2-16 Meadow Gardens	9/30/2011		9/30/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26S00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	151,181	151,181		
8	1440 Site Acquisition				
9	1450 Site Improvement	589,000	589,000		
10	1460 Dwelling Structures	953,000	893,000		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴		60,000		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26S00250109 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,693,181	1,693,181			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 1/27/2010		Signature of Public Housing Director		
				Date		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26S00250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Architectural & Engineering Fees	1430		151,181	151,181			
2-2 Roodner Court	Replace stair treads	1460		60,000	60,000			
	Circulator pumps & mixing valves	1460		100,000	100,000			
2-3 Senior Court	Bathroom renovations	1460		83,000	83,000			
2-4 Irving Freese	Bathroom renovations	1460		83,000	83,000			
	Roofs	1460		0	165,000			
	Intercoms	1460		42,000	0			
2-5 Leroy Downs	Bathroom renovations	1460		70,000	70,000			
2-6 John Shostak	Rear Doors	1460		20,000	20,000			
2-8 King Kennedy	Replace fencing, sheds, exterior painting/ repainting	1450		125,000	125,000			
2-16 Meadow Gardens	Replace bathrooms/ install ventilation system	1460		245,000	245,000			
2-17 Seaview	Exterior siding/windows	1460		250,000	0			
2-17 Elmwood Ave.	Repaving	1450		30,000	30,000			
2-18 Fairfield Ave.	Structural repairs	1460		0	67,000			
2-22 Main Ave.	Exterior renovations, roofs, storm doors, painting of siding, playground	1450		434,000	434,000			
Ludlow Village	Replace roofs/ State Housing Transition to Federal	1499		0	60,000			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
2-2 Roodner Court	3/17/2010		3/17/2012		
2-3 Senior Court	3/17/2010		3/17/2012		
2-4 Irving Freese	3/17/2010		3/17/2012		
2-5 Leroy Downs	3/17/2010		3/17/2012		
2-6 John Shostak	3/17/2010		3/17/2012		
2-8 King Kennedy	3/17/2010		3/17/2012		
2-16 Meadow Gardens	3/17/2010		3/17/2012		
2-17 Seaview	3/17/2010		3/17/2012		
2-18 36 Fairfield Ave.	3/17/2010		3/17/2012		
2-22 Main Ave.	3/17/2010		3/17/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT00200000309R Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	717,763			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT00200000309R Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	742,763				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	742,763				
Signature of Executive Director 		Date 1/27/2010		Signature of Public Housing Director		
				Date		

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U.S. Department of Housing and Urban Development
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Part I: Summary					
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 00200000509R Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	25,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,289,737			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 00200000509R Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,314,737				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	1,314,737				
Signature of Executive Director _____		Date 1/27/2010		Signature of Public Housing Director _____		
				Date _____		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CT 005 20 West Ave	9/30/2010		9/30/2012		
CT 005 Leroy Downs	9/30/2010		9/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50108 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	120,000	120,000	120,000	310	
3	1408 Management Improvements	60,000	10,000	4,000	2,520	
4	1410 Administration (may not exceed 10% of line 21)	120,000	120,000	120,000	120,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,635	100,635	61,200	44,974	
8	1440 Site Acquisition					
9	1450 Site Improvement	375,000	195,000	171,940	149,754	
10	1460 Dwelling Structures	562,000	792,000	174,150	85,203	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50108 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,337,635	1,337,635	651,290	402,761	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 1/27/2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50108 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	OPERATIONS	1406		120,000	120,000	120,000	310	On Schedule
	ADMINISTRATION	1410		120,000	120,000	120,000	120,000	On Schedule
	HOPE VI	1408		60,000	10,000	4,000	2,520	On Schedule
	FEES AND COSTS	1430		100,635	100,635	61,200	44,974	On Schedule
2-1 Washington Village	REPOINTING	1460		85,000	0	0	0	
	SIDEWALKS	1450		50,000	0	0	0	
	Community Center	1460		0	110,000	28,500	28,500	
2-4 Irving Freese Apt	SIDEWALKS	1450		175,000	130,000	112,200	95,994	
2-5 Leroy Downs	Community Center Furniture	1460		0	5,000	0	0	
2-6 John Shostak	SIDEWALKS	1450		150,000	65,000	59,740	53,760	
2-8 King Kennedy	FLOORS	1460		10,000	10,000	0	0	
2-16 Meadow Gardens	FLOORS	1460		30,000	30,000	0	0	
	WALLS/EXTERIOR	1460		0	291,000	0	0	
	MECHANICAL VENTILATION	1460		43,000	0	0	0	
2-17 Seaview	EXTERIOR	1460		125,000	125,000	99,000	30,053	
	WINDOWS	1460		75,000	75,000	0	0	
2-17 Elmwood	WINDOWS	1460		25,000	25,000	20,000	0	
2-18 36 Fairfield Ave	EXT CHAULKING	1460		18,000	0	0	0	
	EXT PAINTING	1460		6,000	6,000	0	0	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
2-1 Washington Village	6/30/2010		9/30/2012		
2-3 Senior Court	6/30/2010		9/30/2012		
2-4 Irving Freese	6/30/2010		9/30/2012		
2-5 Leroy Downs	6/30/2010		9/30/2012		
2-7 20 West Ave.	6/30/2010		9/30/2012		
2-8 King Kennedy	6/30/2010		9/30/2012		
2-16 Meadow Gardens	6/30/2010		9/30/2012		
2-17 Seaview/Elmwood	6/30/2010		9/30/2012		
2-18 Fairfield Ave.	6/30/2010		9/30/2012		
2-19 25 Chapel Street	6/30/2010		9/30/2012		
2-22 356 Main Ave.	6/30/2010		9/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant: 2007 FFY of Grant Approval: 2007	
PHA Name: Norwalk Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50107 Replacement Housing Factor Grant No: Date of CFFP: 9/30/2009			
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	220,000	220,000	220,000	220,000
3	1408 Management Improvements	100,000	100,000	100,000	57,469
4	1410 Administration (may not exceed 10% of line 21)	130,923	130,923	130,923	130,923
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000	45,000	45,000	17,975
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	814,500	814,500	814,500	758,194
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

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: Date of CFFP: 9/30/2009			FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,310,423	1,310,423	1,310,423	1,184,561	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 1/27/10		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50107 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Administration	1410		130,923	130,923	130,923	130,923	Complete
	Operating Budget	1406		220,000	220,000	220,000	220,000	Complete
	Capital Needs Assessment	1408		60,000	60,000	60,000	17,469	On schedule
	HOPE VI	1408		40,000	40,000	40,000	40,000	Complete
	Architect & Engineering	1430		45,000	45,000	45,000	17,975	On schedule
2-1 Washington Village	Lintels & Repointing	1460		282,000	235,985	235,985	235,985	Complete
	Sidewalks	1460		74,000	121,592	121,592	121,592	Complete
2-2 Roodner Court	Mailboxes	1460		44,000	42,500	42,500	42,500	Complete
2-3 Senior Court	Replace Fire Annunciator Panels	1460		55,000	0	0	0	
2-4 Irving Freese Apt.	Porch Roofs	1460		35,000	0	0	0	
2-5 Leroy Downs Apt	Windows	1460		125,000	82,724	82,724	82,724	Complete
2-7 20 West Avenue	Roof Replacement	1460		50,000	185,528	185,528	177,984	On schedule
	Rehab Learning Center	1460		36,000	25,671	25,671	25,671	Complete
2-8 King Kennedy	Remove asbestos, tile & replace in vacancies	1460		0	0	0	0	
2-16 Meadow Gardens	Remove asbestos, tile & replace in vacancies	1460		0	0	0	0	
2-17 Seaview	Exterior Finish & Caulking, Painting & Numbering	1460		69,000	69,000	69,000	60,205	On schedule
	Site Lighting	1460		15,000	15,000	15,000	0	
2-18 Fairfield Ave	Windows	1460		0	33,000	33,000	11,533	On schedule
2-19 25 Chapel Street	Subfloor Replacement	1460		16,000	0	0	0	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
2-1 Washington Village	8/31/2009		8/31/2011		
2-2 Roodner Court	8/31/2009		8/31/2011		
2-3 Senior Court	8/31/2009		8/31/2011		
2-4 Irving Freese Apt.	8/31/2009		8/31/2011		
2-5 Leroy Downs Apt	8/31/2009		8/31/2011		
2-7 20 West Avenue	8/31/2009		8/31/2011		
2-8 King Kennedy	8/31/2009		8/31/2011		
2-16 Meadow Gardens	8/31/2009		8/31/2011		
2-18 Fairfield Ave	8/31/2009		8/31/2011		
2-19 25 Chapel Street	8/31/2009		8/31/2011		
2-22 356 Main Ave.	8/31/2009		8/31/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

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: Date of CFFP: 9/30/2009			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <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: 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	158,129		158,129	158,129	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	125,000		125,000	125,000	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000		100,000	100,000	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	945,574		945,574	813,847	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

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: Date of CFFP: 9/30/2009			FFY of Grant:2006 FFY of Grant Approval: 2006	
Type of Grant						
<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: 9/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,328,703		1,328,703	1,196,976	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 1/27/2010		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Norwalk Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT 26 P002 50106 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	OPERATIONS	1406		158,129		158,129	158,129	Complete
	ADMINISTRATION	1410		125,000		125,000	125,000	Complete
	FEES AND COSTS	1430		100,000		100,000	100,000	Complete
2-2 Roodner Court	Site	1460		27,770		27,770	27,770	Complete
2-4 IRVING FREESE	Smoke detectors	1460		171,000		171,000	171,000	Complete
	Site	1460		15,750		15,750	15,750	Complete
2-5 LEROY DOWNS	Kitchens	1460		0		0	0	
2-6 JOHN SHOSTAK	Smoke detectors	1460		89,970		89,970	89,970	Complete
2-7 20 WEST AVE.	Rehab Learning Center	1460		75,000		75,000	41,379	On schedule
2-8 King Kennedy	Floors-Asbestos removal	1460		30,000		30,000	23,829	On schedule
	Kitchens	1460		0		0	0	
	GCFI/CO detectors	1460		0		0	0	
	Site Lighting	1460		0		0	0	
	Bath rooms	1460		40,000		40,000	37,405	On schedule
2-16 Meadow Gardens	Floors-Asbestos removal	1460		56,904		56,904	40,100	On schedule
	Repave road/walks	1460		76,000		76,000	43,487	Complete
2-18 FAIRFIELD AVE	Floors	1460		8,180		8,180	8,180	Complete
	Kitchen Counters	1460		68,000		68,000	68,000	Complete
	Windows	1460		130,000		130,000	130,000	Complete

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norwalk Housing Authority				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	8/31/2008		8/31/2010		
2-2 Roodner Court	8/31/2008		8/31/2010		
2-4 IRVING FREESE	8/31/2008		8/31/2010		
2-5 Leroy Downs	8/31/2008		8/31/2010		
2-6 JOHN SHOSTAK	8/31/2008		8/31/2010		
2-7 20 WEST AVE	8/31/2008		8/31/2010		
2-8 King Kennedy	8/31/2008		8/31/2010		
2-16 Meadow Gardens	8/31/2008		8/31/2010		
2-19 CHAPEL ST	8/31/2008		8/31/2010		
2-22 Main Ave.	8/31/2008		8/31/2010		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Norwalk Housing Authority		Locality (City/County & State) Norwalk, CT.			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$1,029,000	\$1,029,000	\$1,029,000	\$1,029,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$120,000	\$120,000	\$120,000	\$120,000
F.	Other					
G.	Operations		\$220,000	\$220,000	\$220,000	\$220,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Norwalk Housing Authority		Locality (City/county & State) Norwalk, CT.			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
2-1	Washington Village	Annual Statement				
2-2	Roodner Court					\$825,000
2-3	Senior Court				\$55,000	
2-4	Irving Freese		\$55,000		\$55,000	
2-5	Leroy Downs		\$40,000			
2-8	King Kennedy		\$15,000	\$119,000		\$75,000
2-16	Meadow Gardens		\$245,000	\$670,000		
2-17	Elmwood Avenue		\$34,000			
2-18	Fairfield Avenue		\$150,000	\$150,000	\$237,000	
2-19	Chapel Street		\$235,000		\$417,000	
2-22	Main Avenue				\$60,000	
	PHA WIDE		\$170,000		\$100,000	\$44,000
	PHA WIDE A&E		\$85,000	\$90,000	\$105,000	\$85,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	CT 2-3 Senior Court remove asbestos tile in back halls	9 buildings	\$55,000	CT 2-2 Roodner Court convert first floor units into accessible units/sidewalks	13 buildings	\$825,000
	CT 2-4 Irving Freese remove asbestos tile in back halls	7 buildings	\$55,000	CT 2-8 King Kennedy exterior site work fencing /sidewalks/dumpsters	200 l.f	\$75,000
	CT 2-18 Fairfield Avenue replace kitchens, baths, sidewalks, fencing	2 buildings/29 units	\$237,000			
	CT 2-19 Chapel Street replace kitchens/baths/flooring	29 units	\$417,000			
	CT 2-22 Main Avenue replacement of subflooring/removal of tile/new tile	25 units	\$60,000			
	Subtotal of Estimated Cost		\$824,000	Subtotal of Estimated Cost		\$900,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE Administration	\$120,000	PHA WIDE Administration	\$120,000
	PHA WIDE Operations	\$220,000	PHA WIDE Operations	\$220,000
	PHA WIDE Architects & Engineers	\$85,000	PHA WIDE Architects & Engineers	\$90,000
		Subtotal of Estimated Cost	\$ 425,000	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 3 FFY 2013		Work Statement for Year: 4 FFY 21014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE Administration	\$120,000	PHA WIDE Administration	\$120,000
	PHA WIDE Operations	\$220,000	PHA WIDE Operations	\$220,000
	PHA WIDE Architects & Engineers	\$105,000	PHA WIDE Architects & Engineers	\$85,000
		Subtotal of Estimated Cost	\$445,000	Subtotal of Estimated Cost