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| <b>PHA 5-Year and Annual Plan</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 4/30/2011</b> |
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| <b>1.0</b> | <b>PHA Information</b><br>PHA Name: <u>Norwood Housing Authority</u> PHA Code: <u>MA109</u><br>PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)<br>PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>  |          |                                      |                               |                              |
| <b>2.0</b> | <b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)<br>Number of PH units: <u>96</u> Number of HCV units: <u>341</u>   |          |                                      |                               |                              |
| <b>3.0</b> | <b>Submission Type</b><br><input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only  |          |                                      |                               |                              |
| <b>4.0</b> | <b>PHA Consortia</b> <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 | No. of Units in Each Program |
|            | PHA 1:  |          |                                      |                               | PH HCV                       |
|            | PHA 2:  |          |                                      |                               |                              |
|            | PHA 3:  |          |                                      |                               |                              |
| <b>5.0</b> | <b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.  |          |                                      |                               |                              |
| <b>5.1</b> | <b>Mission.</b> 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:<br><i>The mission of the Norwood Housing Authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment that is free from discrimination.</i>   |          |                                      |                               |                              |
| <b>5.2</b> | <b>Goals and Objectives.</b> 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.<br><br><i>The Norwood Housing Authority is committed to improving the Maguire Housing Development through preventative maintenance and ongoing modernization of existing systems through the CFP and the operating budget, in order to provide and maintain this high quality housing for the elderly and disabled residents. The NHA will incorporate into this effort a focus on making and maintaining Maguire Housing as a green facility.<br/>In our Section 8 HCV program we look to maximize the number of vouchers we can administer within the budget constraints in order to serve as many families in need as possible. We will also look to pursue any opportunity that may be available in the future to increase the budget award to provide additional resources to low income families in our area including homeownership opportunities.<br/>We will look to work with private developers and not for profit corporations and municipal, regional and state agencies to maintain the current level, and increase the availability of affordable housing within our community.</i> |          |                                      |                               |                              |
| <b>6.0</b> | <b>PHA Plan Update</b><br><br>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:<br><br><i>There have been no material revisions in the NHA's plan since the last Annual Plan submission in 2008.</i><br><br>(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.<br><i>Copies of this Plan will be posted at the NHA's Administrative Office at 40 William Shyne Circle, Norwood, MA and at the McGrath Community Center on site at Kevin Maguire Housing, 10 Brookview Circle, Norwood, MA. This Plan will also be posted on the Documents page of the NHA Website at <a href="http://www.norwoodha.org">www.norwoodha.org</a></i>   |          |                                      |                               |                              |

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| 7.0  | <p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>Project Based Vouchers:</b> <i>The NHA will look to increase its project based voucher program to a number between 20-30 units and these will be targeted in the South and North Norwood neighborhoods. Census Tracts: 4131, 4132, &amp; 4135, although the NHA may consider other neighborhoods if a desirable housing unit mix should be available. This target is unchanging from the last NHA Annual Plan.</i></p>  |
| 8.0  | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>The NHA Capital plans for the Maguire Housing Development currently call for replacement of fencing between each lower level unit, upper balcony railing replacement for the upper units, and boiler replacement in all buildings over the next four to five years to increase efficiency as recommended in the Energy Audit that was performed on the property and the Capital Needs Assessment that was completed in 2009 and is on file at HUD Boston.</i></p>  |
| 8.1  | <p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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>   |
| 8.2  | <p><b>Capital Fund Program Five-Year Action Plan.</b> 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>   |
| 8.3  | <p><b>Capital Fund Financing Program (CFFP).</b></p> <p><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>   |
| 9.0  | <p><b>Housing Needs.</b> 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><i>The NHA will focus on Non-Elderly, Disabled Individuals and Families. Our information indicates that the greatest needs are in the non-elderly or near elderly families, and disabled populations. Families of 2 or more make up the majority of the Section 8 Tenant Based wait list. Elderly families enjoy greater availability of affordable units within the NHA portfolio and the Town.</i></p>  |
| 9.1  | <p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><i>The NHA will focus on Non-Elderly, Disabled Individuals and Families. In addressing these needs the NHA has entered into a partnership with a local developer and the Jewish Family and Children’s Services to provide project based Housing Choice Vouchers for up to eight disabled individuals to live in managed group home. The NHA will also be applying for additional vouchers as they become available. The NHA’s only Federal housing development is designated as “Elderly Only”. This strategy recognizes the need to provide housing resources for those individuals who are non elderly-disabled persons, and insures greater flexibility in housing opportunities for those individuals and families.</i></p>   |
| 10.0 | <p><b>Additional Information.</b> 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><i>The Norwood Housing Authority has made great strides in achieving its continual goal of providing housing opportunities for the community providing equal access and accessibility. The NHA has maintained its high level of professionalism as indicated through their PHAS and SEMAP scores. The NHA continues to look for new partnerships and ways to provide affordable housing.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><i>The NHA considers a significant amendment or a substantial deviation/modification to consist of one or more of the following:</i></p> <ol style="list-style-type: none"> <li><i>1. Changes to waiting list preference criteria</i></li> <li><i>2. Revisions to the ACOP ,Lease , or Grievance Policy</i></li> <li><i>3. A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold</i></li> <li><i>4. A decision to request a voluntary conversion of public housing to Section 8 HCV program vouchers.</i></li> </ol> |

**NORWOOD HOUSING AUTHORITY**  
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NORWOOD, MA 02062  
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FAX (781) 762-4942

**Violence Against Women Act Statement**

The Norwood Housing Authority (NHA) is acting in full accordance with the Violence Against Women Act and Justice Department Reauthorization Act of 2005, (VAWA) by providing rights and protections offered in the VAWA to qualified Housing Choice Voucher participants and members of their households who are or may be victims of criminal domestic violence, dating violence, sexual assault, and/or stalking.

HCV participants who are seeking to obtain civil protection orders against their abusers will not be terminated or denied assistance through the HCV program solely for calls to their residence for domestic violence, dating violence, sexual assault, and/or stalking, once the NHA receives a copy of MA 209A restraining order, or a report from an attorney, police, or court records, or any professional from whom the victim sought assistance.

Participants will not be denied the right to move with a voucher out of their current assisted unit even if such a move would be in violation of the lease, in order to avoid harm from actual or threatened domestic violence, dating violence, sexual assault, and/or stalking with proper documentation submitted in a timely manner.

Participants and landlords have been notified of their rights and responsibilities under the VAWA. Participants are also reminded annually of their rights at their annual rent certification.

The Norwood Housing Authority also maintains the names and contact information of local agencies that assist victims of domestic violence, dating violence, sexual assault, and/or stalking in a manner that is designed to allow participants to access such information with anonymity to the extent possible.

The Norwood Housing Authority, through these activities, recognizes its goal of operating housing programs without any incidents of domestic violence, stalking, dating violence, or sexual assault, can only be achieved by an ongoing effort of education, communication, observation, and vigilance among our personnel and the residents of our programs. We present a welcoming atmosphere for reporting to our residents in an atmosphere of anonymity and confidence.

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

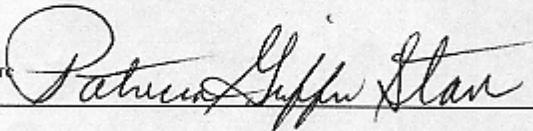
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Norwood Housing Authority

MA109

PHA Name

PHA Number/HA Code

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| I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) |   |
| Name of Authorized Official   | Patricia Griffin Starr  |
| Title   | Chairwoman  |
| Signature   |  |
| Date  | 08/31/2010  |