

B. Annual Plan Elements						
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. See Attachments C1 and C2</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. See Attachment F</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. See Attachment B5</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. See Attachment A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. See Attachment H</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification (see Attachment B4)</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): These are detailed in the relevant attachments</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See Attachment F</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. See Attachment A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. See Attachment B1</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. See Attachment B4</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
B.3	<p>Civil Rights Certification. See Attachment J</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>					

B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

NHA Progress in Meeting Five Year Goals in FY 2017

The PHA Plan of the Norwalk Housing Authority (NHA), accessible on the Housing Authority website and on file in the Norwalk Redevelopment Agency's office and at the Norwalk Public Libraries on Belden Avenue and Washington Street, reports on NHA's progress toward achieving the goals established in its five-year plan.

Attachment A1 has more detail on these achievements.

a. Transformation Initiatives (Goal 1).

1. Washington Village Phase Summary

The Washington Village Redevelopment Project (the "Master Redevelopment") is the replacement of the oldest public housing site in the State of Connecticut, the 136-unit Washington Village property, with a new 273-unit, mixed-income community consisting of 136 replacement public housing and project base voucher units, 67 rent and income-restricted affordable workforce housing units, and 70 unrestricted market rate units. All 136 of the existing public housing units will be replaced one-for-one with new assisted housing units in a combination of ACC and PBV units. The Redevelopment of Washington Village is the "housing" component of a comprehensive master plan called the South Norwalk/Washington Village Neighborhood Transformation Plan. The Plan emerged through a broad-based, transparent 18-month long community planning process that involved Washington Village and South Norwalk residents, key stakeholders, elected officials, local businesses, and city-wide organizations.

The neighborhood surrounding Washington Village is a designated Redevelopment Area, an Enterprise Zone and was recently designated a Transit-Oriented Development District. The poverty level presently stands at 16.3% Phase I of the development is being constructed in 2017 – 2018 and involves two buildings on separate lots totaling 80 dwelling units. Half of the units (40) will be replacement public housing units, 18 will be affordable workforce housing units (60% AMI level) and 22 will be market rate units.

Washington Village Phase Two

This phase of the development represents the new construction of 85 rental residences on a single parcel of land in the South Norwalk Neighborhood of Norwalk, CT. The land will be leased by the NHA, pursuant to a long-term, 99-year, ground lease. Phase Two includes 42-21 deeply affordable replacement public housing units, 21 replacement Project Based Voucher units, 23 rent and income-restricted affordable workforce housing units (60% AMI level), and 20 unrestricted market rate units. The project is in a single, modern four-story building that will also contain a community center. To underwrite the development and close a significant budget gap, 21 of the 42 replacement public housing units with-be-allocated are being converted to Project Based Vouchers (PBV's).

Supportive Services

Washington Village Phase Two will have a set-aside of 17 of the replacement public housing units that will house individuals and families that are homeless or at-risk of homelessness. These units will be deeply subsidized by either ACC or Project Based Section 8. The residents in these units will receive supportive services from the Norwalk Housing First Collaborative, led by the Family and Children's Agency of Norwalk. This project calls for the replacement of the existing Washington Village public housing units and existing residents have a "right to return" to the new development. When the development is completed, these units will initially be offered to existing Washington Village public housing residents. If these set-aside supportive housing units are not initially leased by returning residents, residents for these units shall be drawn from the Coordinated Access Network (CAN) waiting list. If the units are leased by returning Washington Village residents, upon first turnover of the unit they will be leased by applicants from the Coordinated Access Network (CAN) waiting list.

2. Roodner Court Redevelopment:

Exploratory discussions are continuing

3. **Colonial Village Redevelopment:**
Exploratory discussions are continuing

b. Improve the Well-Being of Residents (Goal 2)

See Goals 4 and 5 below and also Attachment A1.

c. Increase Assisted Housing Choices (Goal 3)

The Two-Tier Payment Standard for HCV participants was approved in 2007. This permits a rent payment higher in low poverty census tracts than in high poverty census tracts. Since then, there has been a sharp increase in the percentage of HCV participants who have moved to low poverty census tracts.

In FY2017, 60% of new HCV families moved into higher income census tracts, while 56% of existing participants moved to higher income census tracts, which continues the steady decline of HCV vouchers being used in areas of poverty concentration

d. Improve Opportunities for Residents (Goal 4)

1. FSS Program

The FSS program has served 134 unique participants in the Public Housing program and the HCV program. 12 participants have graduated from the program with an average \$12,875 in escrowed funds (For year 2016-2017).

2. Other Activities

The self-sufficiency team conducted 20 workshops and events open to all NHA residents including Health Career education opportunities through the Workplace and NCC credit/repair, HUD-certified first-time homebuyers programs, health and wellness programs for a total of 202 attendees at the workshops.

e. Breaking the Cycle of Poverty (Goal 5)

1. There are Learning Centers at 5 developments with 215 students enrolled as of fall 2017. These provide NHA students with academic support, enrichment programs, school and career guidance, character building opportunities and educational field trips.
2. A grant application is pending from the State of Connecticut for 4 Literacy Centers providing project-based reading and writing instruction to students. The curriculum that has been developed is linked to the common core standard with the hopes of providing a *soft* link between what students are learning at school and what students are experiencing at our centers.
3. There is a Creative Arts program which includes photography, studio art, videography and drama.
4. The Fit Kids program taught our K-5 students about nutrition and physical activity through fun, interactive weekly lessons.
5. The STEM program serves NHA students and includes 3 math and science instructors. In addition there is a 'Girls Who Code' program which enhances the technology skills of girls.
6. The Stepping Stones program is part of a parent engagement program for children under 10. It is linked with the Parent Advisory Council.
7. The Early Childhood program works at all 5 Learning Centers. It is a year-round multidisciplinary approach to early childhood education designed to advance the academic, physical and social-emotional development of children ages 3-5.
8. There is a Choice Neighborhoods education initiative designed to impact not only the public housing residents of this development but also the surrounding neighborhood. This served 108 youth. See detail in Attachment A.
9. The NHF College Scholarship Program helps housing students of all ages with high school diplomas that attend an accredited two-year, four-year, or technical college. The scholarship program helps resident

	<p>students to get into college, stay in college, and earn a degree. 100% of NHF Scholarship Program funds went directly to the 49 student recipients. 79% attend 4 year colleges are the first generation to attend college and nearly 100% are African-American and Hispanic. Currently 67% are still in college.</p> <p>f. Promote Fair Housing [Goal 6]</p> <ol style="list-style-type: none"> The NHA provided information at Voucher Issuance to all participants on how to file a Fair Housing Complaint with handouts and invites the City of Norwalk's Fair Housing and Fair Rent staff to participate in briefings and training.
	<ol style="list-style-type: none"> In 2007 a 2 tier Fair Market Rent payment standards was established to promote renting of units in areas of Norwalk with higher incomes, less unemployment, lower concentration of minority residents and higher home ownership rates outside of census tracts 432,434,437,438,440,441,442,444 and 445. (For results see Attachment L). Conducts an HCV landlord Open House to promote and explain the program in conjunction with the Fair Housing and Human Relations departments of the City of Norwalk. Session includes training in Fair Housing regulations. Provided opportunities for LRPH and HCV staff training in Fair Housing. Quarterly monitoring of income de-concentration by Public Housing development. Opportunities to apply for housing were advertised in accordance with the Affirmative Fair Housing Marketing Plan. Continued to provide translators as necessary. Continued to work with the city on implementing recommendations of the City's "Analysis of Impediments" to Fair Housing and posted updates on the NHA website with links to the City's website.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? See Attachment I</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
	<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachments Ga and Gb</p>

Attachments to the PHA Plan

Attachment A	Detail on PHA Accomplishments of the 5 Year Goals
Attachment B1	Proposed Changes to the Public Housing ACOP
Attachment B2	Proposed Changes to Voucher Size NHA HCV Administrative Plan
Attachment B3	Proposed Changes to Lead Paint Policy HCV Administrative Plan
Attachment B4	Proposed Changes to Chapter 17 of the NHA HCV Administrative Plan
Attachment B5	Proposed Changes to the HCV Homeownership Plan
Attachment C1	Financial Resources of the NHA
Attachment C2	AMP [Public Housing] Budgets
Attachment D1	LRPH Utility Allowances
Attachment D2	HCV Utility Allowances
Attachment D3	Monterey Utility Allowances
Attachment E	LRPH De-concentration Analysis
Attachment F	Operations and Management
Attachment Ga	Prior Year Capital Fund Statements
Attachment Gb	Proposed 2018 Capital Fund Budget
Attachment H	Substantial Deviation Definition
Attachment I	Resident Advisory Board and Public Comments
Attachment J	Civil Rights Certification Analysis