

NORWALK HOUSING AUTHORITY (NHA) 2022 ANNUAL PLAN

10/21/2021

Norwalk Housing Authority



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Norwalk Housing Authority (NHA) 2022 Annual Plan

NORWALK HOUSING AUTHORITY

SECTION B.1 (C) NHA DECONCENTRATION POLICY

It is the policy of NHA to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. For lower income developments, the process may involve temporarily skipping lower income families on the waiting list in order to offer vacant units to higher income families, as well as temporarily skipping higher income families on the waiting list in order to offer vacant units to lower income families.

The NHA will monitor progress in meeting the extremely low income (ELI) requirement throughout the fiscal year. It should be noted that NHA reserves the right to skip applicants who are not ELI (<30% of the median income for the Stamford-Norwalk SMSA) if and when it is apparent that the agency will not meet the minimum target of 40% [as adjusted by HUD rules] of new admissions being ELI for the agency's fiscal year. NHA may also skip families where a development has been determined to be 'concentrated' in order to either raise or lower the average household income of that development.

NHA will engage in quarterly monitoring of income deconcentration by development and where necessary will implement income skipping measures.

SECTION B.2 NEW ACTIVITIES PLANNED FOR CURRENT FISCAL YEAR

NHA intends to undertake new activities related to the following in fiscal year (FY) 2022.

Hope VI or Choice Neighborhoods

In FY 2013, NHA was awarded a \$30,000,000 Choice Neighborhoods Revitalization Grant to revitalize the Washington Village public housing development. Washington Village was the oldest public housing development in Connecticut, occupied since 1941. As part of the Choice Neighborhoods Initiative (CNI) redevelopment, all 136 original public housing units at Washington Village were demolished and replaced by 273 rental units, both onsite and on adjacent, city-owned parcels.

The 273 units at Soundview Landing are comprised of one to four bedroom units in a mix-income housing complex. It consists of 5-three and four-story residential structures, and includes an Envision Center for assisted housing residents, a Fitness Center, a Community Room, a Club Room and a rooftop deck. The complex replaced all 136 of the original public housing units and added 137 moderate income and market rate apartments. The complex also includes 39 Supportive Housing units for the homeless.

The first construction phase with 80 apartments (40 replacement public housing units) was completed and occupied in the fall of 2018. The second phase with 85 apartments (42 replacement public housing units) was completed in March 2020.

The third and final phase of Soundview Landing (buildings D & E) was completed in September of 2021 and is substantially occupied.

The NHA has reallocated CNI program income to complete the following projects:

1. Leroy Downs: improving lighting, installing security cameras, upgrading carpets
2. NHA main office: renovating the ramp, improving lighting, installing security camera, adding signage

The NHA is actively assessing which development(s) may be an appropriate fit for our next CNI and will be looking at securing a planning grant.

Mixed Finance Modernization or Development

NHA is currently in the process of renovating 200 multifamily units at Colonial Village. Built in 1952, Colonial Village is a 200-unit Affordable housing development situated on 25.7 acres of which 7.6 acres are vacant. This property is owned and managed by the NHA. The redevelopment plan calls for a multiphase effort that will produce 269 units when completed.

69 new units will be developed on the vacant land and shall consist of a mixture of affordable units. Drawings for the new unit are 95% complete. The project has been approved by the City Zoning Commission, Traffic Authority, and Conservation Commission. The NHA is currently negotiating a partnership agreement with a potential co-developer.

The complete renovations to the 200 existing units will include:

- New roofs adding dormers;
- New front porches;
- New windows and siding;
- New kitchens and bathrooms;
- New split HVAC systems for heating and air conditioning;
- Direct hot water heaters;
- Refurbished flooring;
- New rear stoops;
- New interior and exterior lighting;
- New exterior perimeter fencing;
- New sidewalks;
- Paving of existing parking areas;
- Total renovation of bungalows for ADA units; and
- Remediation of environmental conditions in soil.

NHA is currently on stage 5 of 18 stages, and is in current negotiations with a new developer for the 69 new units. Pictures of the proposed Colonial Village development may be viewed on the following pages.

NHA may explore additional potential opportunities for mixed finance modernization or development. However, NHA currently has no other planned activities for mixed finance modernization or development in the upcoming fiscal year.



EXISTING SITE – BIRD'S EYE VIEW LOOKING SOUTH



PROPOSED DEVELOPMENT – STREET LEVEL VIEW LOOKING NORTH



PROPOSED DEVELOPMENT – STREET LEVEL VIEW LOOKING SOUTH



Proposed new community center

Demolition and/or Disposition

NHA has begun exploring potential opportunities for demolition and/or disposition for the Meadow Gardens development. Meetings have begun with the National Housing Trust to determine the feasibility of such an action. NHA has no other specific planned activities for demolition and/or disposition in the upcoming fiscal year.

Conversion of Public Housing to Project-Based Assistance under RAD

NHA is currently exploring the possibility of converting the Leroy Downs public housing development to project-based assistance under HUD's Rental Assistance Demonstration Program (RAD). Leroy Downs is across from the South Norwalk Train Station and is adjacent to the NHA headquarters and a decommissioned power plant owned by the South Norwalk Electric and Waterworks (SNEW). NHA, in collaboration with the City of Norwalk, Norwalk Redevelopment Agency and SNEW selected a redevelopment consultant to help plan a TOD Redevelopment project for this site in November, 2020. Planning for conversion has begun, with preliminary identification of strategic project goals and community needs, as well as categorization of potential project impediments.

Project-Based Vouchers

Using the Choice Neighborhoods Initiative grant, NHA added 21 project-based vouchers for the Washington Village Development (Soundview Landing is the name of the CNI development) under Phase II (completed in March 2020) and 26 more project-based vouchers in Phase III (completed September 2021). The NHA may consider the use of some project-based vouchers in the expansion of Colonial Village (See Section: Mixed Finance Modernization or Development).

Units with Approved Vacancies for Modernization

NHA is currently in the process of renovating the 200 multifamily units at Colonial Village. Renovations include a complete renovation, including of kitchens, bathrooms, roof and porches, and adding a new learning center. For additional details on planned renovations, see Mixed Finance Modernization or Development, above.

Other Capital Grant Programs

NHA will continue to assess possible developments to use as the basis of a Choice Neighborhoods Initiative (CNI) planning grant in 2021-2022.

SECTION B.3 PROGRESS REPORT

The following is a report on the progress NHA has made in meeting its mission and goals described in its 5-Year Plan.

GOAL 1 - Preserve and Expand the Supply of Assisted Housing

- NHA applies for additional vouchers when opportunities arise and will continue to add to the supply of affordable housing, whenever possible.
- NHA was awarded 23 vouchers to house homeless veterans. NHA was awarded 10 VASH vouchers in 2015, one VASH voucher in 2017, and 12 VASH vouchers in 2018. No new VASH vouchers were awarded in 2019, 2020, or 2021.
- In 2018-2019, NHA applied for Mainstream Vouchers and was awarded 19 vouchers to house non-elderly disabled. In 2019, NHA was awarded an additional 27 mainstream vouchers, and an additional 14 in 2020. NHA applied for 75 vouchers in September 2020 in response to HUD's COVID offering, and was awarded an additional 40 vouchers for a total of 100 Mainstream vouchers.
- NHA hired a new Director of Grants and Development, for both NHA and NHF, to actively pursue grants. This position's main duties are to develop and implement a successfully strategy to achieve NHA/NHF fund goals.
- The second phase of Soundview Landing, Building C was completed in April 2020 (85 total units), with substantial occupancy achieved by August 2020. Phase II includes a total of 17 supportive housing units. Four of the units are occupied by former Washington Village households and 13 of the units are occupied by households from the local Supportive Housing waiting list (homeless referrals). The third and final phase with 108 units broke ground in February 2020 and was completed in September 2021.



Soundview Landing Ribbon Cutting Ceremony

GOAL 2 - Improve the Quality of NHA Properties & Surrounding Neighborhoods

- NHA Maintenance has progressed on goals to improve the quality of NHA properties.
 - NHA hired a new Director of Maintenance in February 2021, to replace the interim Director.
 - Work assignments are now broken into activity instead of location, with staff being assigned to dedicated work crews.
 - Due to constraints imposed by COVID-19, the PHA's goal is to maintain REAC scores with the goal of continuing improvement trends.
 - Senior Court, King Kennedy, 20 West, Irving Freese continue to be high performing properties.
 - NHA has conducted internal REAC inspections of all units to ensure COVID delays have been addressed, and to ensure all units meet REAC requirements.
- Previously, resident families were required to provide refrigerators and stoves in PHA units. NHA now provides refrigerators and stoves in all PHA units upon new tenant move-ins for units where the tenant was previously required to provide these appliances.
- Needs and outcomes are assessed regularly. As a result, NHA has established goals to:
 - Improve trash and garbage collection, storage, and disposal;
 - Identify and complete preventive maintenance actions;
 - Increase pest prevention efforts; and
 - Specified unit improvements at identified developments.
 - See **Attachment B.3(a): Maintenance Goals**
- Capital Fund improvements were completed at NHA developments, which include installation of ADA features in kitchens; kitchen replacements; exterior rehabilitation of existing units; window replacements, new doors and floors; new lighting, upgrading fire alarm systems; and new boilers and hot water heaters installation.
 - See **Attachment B.3(b): Capital Projects Completed.**
- NHA has continued policies and procedures which enable voucher holders to move into better housing and better neighborhoods. See Goal 3 below for information regarding the two-tiered payment standard. In addition, the NHA is applying to HUD for the Moving to Work Demonstration Cohort #4, Landlord incentives, which, if selected, would enable to NHA to enact incentives which would increase housing choice for HCV tenants.
- NHA has utilized its Choice Neighborhoods grant and mixed financial resources and programs to create mixed income developments including conversion of existing NHA developments to help transform neighborhoods.
 - NHA Choice Neighborhoods Implementation was utilized to develop Washington Village. See **Attachment B.3(c): Washington Village/Soundview Landing Development**
 - Choice Neighborhoods Grant ended September 30, 2021.
- NHA continues to preserve affordable housing through partnering with Mutual Housing.

GOAL 3 - Increase Assisted Housing Choices

- In order to increase assisted housing choices, NHA has continued its Homeownership Program for HCV and public housing.
- NHA enacted a two-tiered payment standard for HCV which was approved in 2007. The payment standard permits a higher rent payment in low-poverty census tracts than in high-poverty census tracts.
 - In FY 2020, 43% of HCV families moved from low-opportunity zones to higher income opportunity zones.
In FY 2021, 34.3% of HCV families moved from low-opportunity zones to higher income opportunity zones.
 - A total of 365 HCV families with children were assisted by NHA in its principal operating area (Norwalk) in FY 2020-2021.
 - A total of 44 HCV families with children (41%) moved to higher income opportunity zones during FY 2020-2021.
- The NHA is applying to HUD for the Moving to Work Demonstration Cohort #4, Landlord incentives, which, if selected, would enable to NHA to enact incentives which would increase housing choice for HCV tenants.

GOAL 4 - Promote Self-Sufficiency of NHA Customers

- NHA has continued self-sufficiency efforts through its Family Self-Sufficiency (FSS) and ROSS Programs.
 - Fiscal year 2021 one Section 3 eligible person was hired by NHA. Through the Choice Neighborhoods Initiative, 23 (31.1%) of 74 new construction hires were Section 3 residents. Four Section 3 businesses were awarded contracts (three through Choice Neighborhoods; and one from Capital Funding). Two (Section 3) NHA residents received OSHA-10 training, one was hired as a laborer and one as a cleaner.
 - April 2020 through August 2021, 14 people successfully graduated HUD's Family Self-Sufficiency program with an average escrow disbursement of \$12,159.
 - The NHA conducts numerous activities throughout the year for participants striving to achieve self sufficiency, including: Job Training Referral/Employment Referral and Job Fairs; Health Career Academy; One-on-One Credit Counseling; One-on-One Homeownership Counseling; HUD's First-Time Home Buying Workshop; Health and Wellness Workshops; Health Fairs; Financial Workshops; and Naturalization and Citizenship Information Sessions.
 - See **Attachment B.3(d): FSS and ROSS Progress and Goals**
 - See **Attachment B.3(e): FSS Program Participant Analysis FYE 3/31/21**
- Norwalk Housing Foundation (NHF) continued its college scholarship program for NHA students.
 - See Goal 5: Promote Education of NHA Participants.
- NHA continued its Homeownership Program for HCV and public housing participants.
- NHA has maintained its outreach to working families for admission to NHA programs and housing through HCV and public housing admission preference.
- NHA is one of the few housing authorities in Connecticut to earn designation as a HUD EnVision Center in September 2020.
 - Located on the ground floor of SoundView Landing / 30 Day Street, the Norwalk Housing Authority's EnVision Center is a resource center focused on empowering households toward self-sufficiency by providing services to promote economic self-reliance, educational advancement, health and wellness, character and leadership, and more.
 - EnVision Center Staff includes a partnership manager, administrative assistant, three self-sufficiency coordinators, and a Choice Neighborhoods case manager.
 - The Choice Neighborhoods case manager was hired in December 2020 and serves former Washington Village households as well as new Soundview Landing households in SoundView Landing replacement public housing units.
 - The EnVision Center team partners with many community service providers to offer a wide range of services and supports to residents.
 - The Center also provides self-sufficiency programs to assist families in utilizing local community resources to achieve economic independence, connecting residents to services and opportunities for upward mobility.

GOAL 5 - Promote Education of NHA Participants

- NHA's Learning Centers are committed to providing NHA students with academic support, enrichment programs, school and career guidance, character building opportunities, and educational field trips.
- The Fall 2020 school year continued to be greatly affected by the pandemic. As with the Norwalk Public Schools, the NHA Learning Centers continued to offer a hybrid afterschool program to NHA students. Therefore, both in-person as well as virtual programming were offered.
- Staff continued to work with students and families as needed to ensure all had the electronic resources and access needed to continue with remote learning.
 - As of June 2021, the Learning Centers had 86 students registered in four developments for the after-school Learning Center program.
 - As of August 2021, the Learning Centers had 88 students registered in four developments for the Summer 2021 Learning Center Program.
 - See **Attachment B.3(f): Learnings Centers Outcomes** for additional NHA Learning Centers Accomplishments.
 - See also **Attachment B.3(g): Learning Centers 5-Year Plan** for more information about Learning Centers' goals and progress in meeting those goals.
- Norwalk Housing Foundation (NHF) has increased donations for college scholarships for NHA students.
 - In FY 2021-2022, approximately \$251,000 in scholarships was awarded to 45 scholarship recipients.
 - See **Attachment B.3(h): NHA NHF Scholarship Program.**
 - See also **Attachment B.3(i): NHF Scholarship Program Progress.**

GOAL 6 - Promote Fair Housing and Equal Opportunity

- NHA responded to new tenant issues created by COVID-19 and the related quarantine by coordinating efforts between Senior Services, the City of Norwalk, Community Health Centers, and Food Banks to provide food, masks, information, and services to quarantined individuals and families in the community. Services included well-being checks and free COVID-19 testing.
- NHA's response to the issues created by COVID-19 ensure that impact on regular operations was minimal. NHA continued to work to achieve goals and provide services to low-income families, minimizing the impact of quarantine through offering as wide an array of remote services as possible.
- NHA provides information at voucher issuance to all participants on how to file a Fair Housing complaint with handouts.
- The commodities program works to improve the health of low-income elderly persons 60 years of age or older by supplementing their diets with nutritious USDA foods. From April 1, 2020 through March 31, 2021, 910 boxes of food (30,030 pounds) were distributed to Public Housing and Housing Choice Voucher residents.
- NHA invites the City of Norwalk's Fair Housing and Fair Rent staff to participate in briefings and training.
- NHA's two-tier fair market rent (FMR) payment standards were established to promote renting of units in areas of Norwalk with high opportunities for life. Results are monitored. See Goal 3 for more information.
- NHA conducts HCV landlord Open Houses to promote and explain the program in conjunction with the Fair Housing and Human Relations and Fair Rent Departments of the City of Norwalk. Sessions include training in Fair Housing regulations. The next Open House is scheduled for October 20, 2021.
- NHA routinely provides opportunities for public housing/HCV staff Fair Housing training.
- NHA continued to work with the City of Norwalk to implement 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.
 - See **Attachment B.3(j): Strategies and Activities to Promote Fair Housing and Equal Opportunity**
- NHA monitors income deconcentration, by development, quarterly.
 - See **Attachment B.3(k): NHA Quarterly Deconcentration Monitoring.**

GOAL 7 – Improve Agency Efficiency and Effectiveness

NHA consistently seeks to improve agency efficiency and effectiveness of operations. Ongoing actions include:

- Continuing to identify new local social service agency partners in order to expand services available to our tenants.
- Deepening the existing partnership with the City of Norwalk and the Board of Education, in order to expand upon the existing services and offerings available to tenants.
- NHA is currently applying to become a designated Moving to Work (MTW) agency, and believes that if selected, this will enhance agency goals and client services.
- NHA maintained High Performer status under the Section 8 Management and Assessment Program (SEMAP) and achieved voucher utilization of 98%. NHA will consistently identify agency weaknesses to address them in a proactive manner, in order to maintain High Performer status in SEMAP and attain High Performer status in PHAS.
- NHA Grants and Development focused on raising brand awareness for NHA and NHF through:
 - Engaging with a private company for the rebranding of agency logos and taglines; project completed;
 - Redeveloped the agency’s website;
 - Increasing community involvement and collaboration;
 - Continuing to identify opportunities to increase the use of social media;
 - NHA’s Executive Director developing a direct business relationship with housing reporters, ensuring NHA activities are covered and reported on more frequently.
- Improving communication through use of electronic newsletters to staff, donors, residents, and other stakeholders.
- With the advent of COVID-19, NHA has successfully introduced the use of virtual and online meetings. When in-person restrictions are lifted, NHA will identify which types of activities benefited most from becoming virtual and may continue to offer online meetings for many events.
- NHA’s Finance Department will continue to maintain zero to minimal audit findings.
- NHA has upgraded the NHA website to include the addition of a tenant portal which allows tenants to submit rent payments online.
- NHA will continue to explore utilizing available technology, including housing software systems to improve efficiency, and will be implementing online application submissions.
- NHA’s Finance Department continues to move further towards going paperless by encouraging vendors and staff to use electronic means rather than paper. Finance is also exploring using FileVision to further reduce reliance on paper and increase efficiency. The Finance Department will also explore services for accounts payable such as direct deposits for vendors.
- NHA has installed a fax/scanner in NHA’s vestibule in response to COVID-19 to allow residents to submit documentation required for annual reexaminations, interim reexaminations, reasonable accommodation requests and other records as needed by operations staff.

- NHA is in the process of obtaining a full-service kiosk which would further streamline the process of providing required documentation for reexaminations, reasonable accommodation requests, and other documents as needed.
- NHA will hire a Project Manager to help move redevelopment projects forward more efficiently.
- NHA will hire a licensed electrician to reduce reliance on outside contractors, more quickly respond to electrical problems reported by tenants, and modernize our electrical maintenance and preventative maintenance work.
- NHA will hire a licensed plumber to reduce reliance on outside contractors, more quickly respond to plumbing problems reported by tenants, and modernize our plumbing maintenance and preventative maintenance work.
- The NHA has reinstated the position of Deputy Director to expand management capacity.
- The NHA has partnered with Norwalk ACTS to encourage the organizing of tenants into tenant associations to streamline the exchange of information between the NHA and its tenants and to empower tenants to take pride in their developments and give them a sense of responsibility.

ATTACHMENT B.3(A): MAINTENANCE GOALS

Accomplished Maintenance Department goals include:

1. Hiring a new Director of Maintenance, replacing the Interim Director.
2. Establishing Work Crews to increase effectiveness and efficiency. Work crew designations are as follows:
 - Vacancy Crews. These crews are assigned to unit turnaround. As a result, the vacancy turn rate has dropped (on average) from 4 – 8 weeks to 1 – 2 weeks.
 - Grounds Crew. As a result, grounds are consistently well maintained.
 - Cleaning Crew. With this crew focused on cleaning, buildings and learning centers are well maintained.
 - Work Order Crew. Dedicating staff to work orders has resulted in increased mechanical skills as the crew focuses on solving problems.

Future goals include:

1. Hiring a licensed electrician to reduce reliance on outside contractors to more quickly respond to electrical problems reported by tenants, and to modernize our electrical maintenance and preventative maintenance work.
2. Hiring a licensed plumber to reduce reliance on outside contractors, to more quickly respond to plumbing problems reported by tenants, and to modernize our plumbing maintenance and preventative maintenance work.
3. Improving trash and garbage collection, storage, and removal at NHA properties.
 - Colonial Village:
 - Review feasibility of arranging for an extra day of garbage pickup.
 - Roodner Court:
 - Changing the one larger dumpster to two smaller containers in the first garbage area to make garbage disposal easier for the residents.
 - Lowering the fence in the garbage enclosure area to allow residents to access garbage bins from all sides.
 - Trialing composting solutions at a designated development to determine if composting is a viable solution in reducing trash compilation.
4. Increasing routine and preventive maintenance, including:
 - Cleaning gutters more frequently to ensure water does not pond near buildings.
 - Continue ongoing painting of halls and common spaces.
 - Restriping parking lots where needed.
5. Revisiting rodent and pest elimination practices for more effective pest population controls.
6. Roodner Court improvements:
 - Address newly identified plumbing issues.
 - Reviewing options of improving intercoms, including possible intercom upgrades and/or replacements.

7. Sending staff to appliance repair courses to support the goal of ensuring unit appliances being in place and working in units.
8. Continuing to improve efficiency, quality, and time on our vacancies, work orders and other maintenance areas.
9. Improving REAC (HUD QC Standards) scores for all complexes.
10. Continuing to upgrade the maintenance vehicle fleet.
11. Closing all emergency work orders within 24 hours.
12. Providing additional staff training.

ATTACHMENT B.3(B): CAPITAL PROJECTS COMPLETED

Capital Fund improvements were completed at NHA developments, which include installation of ADA features in kitchens; kitchen replacements; exterior rehabilitation of existing units; window replacements, new doors and floors; new lighting, upgrading fire alarm systems; and new boilers and hot water heaters installation.



Image description: ADA kitchen installation at Ludlow Village (CDBG funds)



Image description: Kitchen installation at Chapel Street building (A & B) (CFP funds)

Colonial Village: built in 1952, Colonial Village is a 200-unit affordable housing development situated on 25.7 acres of which 7.6 acres are vacant. This property is owned and managed by the Norwalk Housing Authority. The redevelopment plan calls for a multiphase effort that will produce 269 units when completed. The 200 existing units will be rehabilitated and will return with 200 Project-Based Vouchers. The new units will be developed on the vacant land and shall consist of mixed-affordable units (69 units). To date the Authority has completed 4 phases of the redevelopment. This work will continue until early 2023. The new units have obtained zoning approval from the City of Norwalk and the Housing Authority is negotiating with a developer partner. Work should begin in the spring of 2022.



Images description: Rehabilitated exteriors at Colonial Village.



Image description: Upgraded bathroom at Colonial Village.



Image description: Upgraded kitchen at Colonial Village.



Image description: Upgraded floors, paint, windows at Colonial Village.

Ludlow Commons: Funded by a 3.5 million CHFA SSHP Grant, the development was completely renovated. This included common areas, as well as new kitchens, ADA additions, window replacement, new doors and floors, new lighting, and an upgraded fire alarm system.



Image description: Upgraded entryway at Ludlow Commons



Image description: Ludlow Commons community room



Image description: Upgraded kitchen at Ludlow Commons



Image description: New kitchen at Ludlow Commons

ATTACHMENT B.3(C): WASHINGTON VILLAGE/SOUNDVIEW LANDING DEVELOPMENT

GOAL 1—Preserve and Expand Affordable Housing

Strategies

1. Apply for additional rental vouchers when opportunities arise
2. Create new public housing if an opportunity arises
3. Leverage private along with other public funds to create additional housing opportunities

Outcomes Actual and Projected Through 3/31/2022

Soundview Landing

Soundview Landing is a 273-unit 1-4-bedroom mix-income housing complex in the South Norwalk neighborhood of Norwalk, Connecticut in the block bound by Water Street, Raymond Street, Day Street, and Concord Street. It replaces Washington Village, the oldest public housing development in Connecticut, occupied since 1941. It consists of 5-three and four-story residential structures, and includes a Resource Center for assisted housing residents, a Fitness Center, a Community Room, a Club Room and a rooftop deck. The complex replaced all 136 of the original public housing units and expanded with 137 moderate income and market rate apartments. The complex also includes 39 Supportive Housing units for the chronically homeless. The first construction phase with 80 apartments (40 replacement public housing units) was completed and occupied in the fall of 2018.

The second phase of Soundview Landing, Building C, completed in April 2020 with substantial occupancy achieved by August 2020. Phase II includes 21 Project-Based Vouchers (PBV) and 21 public housing units. Within these 42 project-based vouchers and public housing units, 17 are supportive housing units. Additionally, there are 43 mixed-finance units.

The third and final phase with 108 units broke ground in February 2020 and completed September of 2021 and is substantially occupied. This phase included 26 PBVs and 28 Public Housing units, 22 of which are supportive housing units. Additionally, there are 54 mixed finance units, 31 Low Income Housing Tax Credit (LIHTC) units and 23 market rate units.

Soundview Landing Building D (Southeast Elevation)



E – (Northeast Elevation)



ATTACHMENT B.3(D): FSS PROGRESS AND GOALS

Improve Opportunities for NHA Residents

Strategies:

1. Continue and create promotions and opportunities for customers of the NHA to improve their skills and job opportunities.
2. Continue outreach to working families for admission to NHA programs and housing.
3. Maintain a minimum of 100 FSS Public Housing and HCV participants and a minimum of 30 ROSS participants, provided NHA continues to receive HUD funding for the FSS and ROSS grants.

Outcomes Actual and Projected Through 3/31/2022:

1. The Section 3 program is intended to ensure that when employment or contracting opportunities are generated because a certain class of projects or activities (generally contracts of \$100,000 or more) necessitates the employment of additional persons or the awarding of additional contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located. These persons and businesses are classified by HUD either by being public housing persons or owned businesses or low-income persons or owned businesses in the community. The NHA tracks any projects which are covered under the Act.
2. For the fiscal year 2021 one Section 3 eligible persons was hired by NHA. In addition, through the Choice Neighborhoods Initiative, out of 74 total new hires for construction, 23 (31.1%) were Section 3 residents. Four Section 3 businesses were awarded contracts (three through Choice Neighborhoods; and one from Capital Funding).
3. Outreach to working families has continued as a result of the preferences for admission to public housing and the voucher program. Two (Section 3) NHA residents received OSHA-10 training and were hired, one as a laborer and the other as a cleaner.
4. Family Self Sufficiency Program Goals and Accomplishments for April 1, 2021 through August 31, 2021. (Includes Grants for Section 8 and Federal Public Housing Family Self-Sufficiency, and ROSS Service Coordinator).

Table A2-1: FSS/ROSS Goals and Outcomes

Activities and Outcomes	Grant Goal through 12/31/21	Actual through 8/31/21
Self-sufficiency Participants	130	162
College Enrollments	5	22
Youth Educational Programs	10	11
GED & ESL	3	22
Homeownership Education/Counseling	15	22
Homeownership	0	2
Credit & Financial Counseling	25	21
Childcare Connections	5	9
Employment Counseling	24	52
Employment Obtained	5	26

From April 2020 through August 2021, 14 people have graduated HUD's Family Self-Sufficiency program with an average escrow disbursement of \$12,159.

Several additional major accomplishments were completed by FSS graduates, including increasing savings, reducing debt, and improving their credit scores, or otherwise making progress toward financial goals.

- One FSS Section 8 household moved out of subsidized housing and into a home in Stratford.
- One FSS graduate substantially improved credit, increased savings and is pre-qualified for a mortgage.
- Another FSS participant completed her bachelor's and master's degrees in early childhood education, working full-time in her field.
- One FSS participant completed her bachelor's in psychology and has been steadily employed for 5 years.
- Two additional FSS graduates obtained full-time employment in their fields after obtaining certificate programs in early health care and licensed practical nursing.

- One participant substantially improved her English and was able to secure stable full-time employment.
- One FSS participant completed the Chamber of Commerce’s Small Business Academy and obtained several certificates in her field of massage therapy and cosmetology to become a successful small business owner.

Summary of Activities

COVID and Disaster Assistance

Due to a combination of the COVID pandemic with business shutdowns effective March 2020 and NHA’s central office and EnVision Center being closed to the public through December 2021, the EnVision Center team has been unable to host in-person, onsite workshops since February 2020. The team quickly adapted to provide case management services and communication by phone, text, email and ZOOM. It is unlikely that in-person workshops and information sessions will be held at the EnVision Center until sometime in 2022.

The EnVision Center staff has helped numerous households with applying for the COVID Emergency Impact Payments, unemployment benefit applications, food stamps, energy assistance and other financial assistance, as well as helping food-insecure households get access to food pantries, meals and pop-up food distribution sites throughout Norwalk. Seventeen participants were able to obtain employment and/or promotions through staff assistance with resume development, job searches and referrals.

COVID Vaccination and Testing Assistance

Since February 1, 2021, the EnVision Center team enabled 234 residents to receive COVID vaccinations through partnerships with the Norwalk Health Department and the Community Health Center. The health department provided advanced notice to the team of several upcoming clinics prior to opening signups to the public, giving a priority to NHA’s low-income residents. In July 2021, the Community Health Center came to Roodner Court twice to administer COVID Vaccinations to residents. Staff continue to promote COVID vaccination information, pop-up sites and clinics, and COVID testing locations.

SERVICE PROVIDER PARTNERSHIPS AND COLLABORATIONS

Whereas prior to the pandemic, the self-sufficiency team’s focus was geared toward education, employment, and financial literacy/wellness, many clients quickly found themselves unemployed at the onset of the pandemic. With schools forced to change in-person learning to distance learning in Spring 2020, many parents were forced to leave their jobs in order to be home to support their children’s learning experience. Food insecurity and finances to pay for basic needs became huge issues with families. Person to Person on average served 63 NHA households per quarter with food and clothing visits, as well as 16 households per quarter for financial cash assistance. Alliance (formerly ABCD) also provided financial assistance to residents during the

pandemic to five NHA referrals. Three households successfully received financial assistance from UniteCT for utilities and rent. Through the federal government's farm to families USDA program, from October 2020 through May 2021, NHA EnVision Center staff provided ten distributions of 60 boxes each to NHA families. In addition, CT Food Bank and FoodShare provided weekly food distributions to anyone in need at Calf Pasture Beach and Veteran's Park which many households continue to utilize.

Throughout the COVID pandemic, NHA partners switched gears and continue to offer many free virtual workshops and seminars open to all through ZOOM and other platforms. Bridgeport Neighborhood Trust continues to provide HUD-certified home ownership classes, financial classes and counseling; the Health Career Academy Information sessions through the Workplace, and NCC's CT Pathways SNAP Employment and Training Program. Eleven residents completed BNT's HUD-certified home ownership classes; three obtained CNA certification through the Health Career Academy; one resident is currently enrolled in NCC's Medical Billing program through NCC's CT Pathways. Two residents also completed NCC's Retail Academy program.

For the 2021 – 2022 school year, Norwalk Housing Foundation is slated to award 16 FSS/ROSS/CNI residents with over \$500,000 in scholarship funds. Four are new high school graduates and will be attended Connecticut colleges and universities. Twelve are returning NHF recipients attending Connecticut colleges and universities, one in Pennsylvania and another in Florida.

The Norwalk Library has been a tremendous asset to the community during the pandemic, offering free virtual job resources and skills, English and Math help, language study, virtual museum tours, ESL, exercise and more. Even with the Norwalk Library buildings closed to the public, their virtual library is always open. The library also offers free WIFI outside the buildings and offers to print or copy documents at no charge. The libraries re-opened to the public in limited capacity, including computer usage, effective June 2021.

Open Door Shelter's Smilow Life Center and the Goodwill Career Center have been offering career counseling, resume development and job search assistance remotely by appointment. In addition, the Smilow Life Center also offers one-on-one financial coaching and income support for assistance with government benefits and programs eligibility.

NHA actively promotes VITA (Volunteer Income Tax Assistance). Low-income residents earning less than \$56,000 per year can have their income taxes done for free by an IRS-certified volunteer and completed over the phone as a result of the COVID outbreak.

Residents have also been assisted through connections and referrals to Building One Community / Stamford (ESL and Employment), SWCAA (Area Agency on Aging – in-home assistance), Family and Children's agency (supportive services), Norwalk Community Health Center (mental health), and Connecticut Board of Pardon and Patrol (re-entry) to name a few.

ATTACHMENT B.3(E): FSS PROGRAM PARTICIPANT ANALYSIS FYE 3/31/21

Class	Home-ownership (Numbers of families)	Public Housing Family Self-Sufficiency	HCV Family Self-Sufficiency	Community Learning Centers as of 9/2017	ACS 2013	TOLERANCE RANGE
Total Numbers	0	53	58	xxx		
	(#)	48%	52%	(%)	(%)	
Race:						
White	2	30%	37%	xx%	74%	59%-89%
Black	7	70%	63%	xx%	14%	0%-29%
Asian	0	0	0%	x%	5%	0%-20%
Other	0	0%	0%	xx%	5%	0% -20%
Ethnicity:						
Hispanic	6	30%	31%	xx%	21%	6%-36%
Sex:						
Male	1	14%	7%	xx%	49%	34% - 64%
Female	14	86%	93%	xx%	51%	36% - 66%
Family Status						
With Children (Under 18)	5	87%	65%	100%	32%	17% - 47%
Without Children	10	13%	35%		36%	21% - 51%
With one person (>=60)	6	5%	5%		36%	21% - 51%
Disabled	20%	0%	15%	n/a	9%	0%-24%

ATTACHMENT B.3(F) – LEARNING CENTER OUTCOMES ACTUAL AND PROJECTED THROUGH MARCH 31ST, 2022



Education Programs

The Norwalk Housing Authority Learning Centers (NHALC) are committed to providing NHA students with academic support, enrichment programs, school and career guidance, character building opportunities and educational field trips. NHALC's provide safe, comfortable environments, as well as qualified, dedicated staff that help empower children to reach their highest potential. The long-term goal of the overall NHALC Program is to support, guide and assist NHA students to launch successfully into adulthood.

The Norwalk Housing Authority Learning Centers are located at the following locations throughout the city of Norwalk, Connecticut:

Colonial Village Learning Center, 128 Scribner Avenue

Meadow Gardens Learning Center, 49 Meadow Street

Roodner Court Learning Center, 261 Ely Avenue

King Kennedy Learning Center, 43 Chestnut Street

The NHA Learning Centers are committed to:

- Providing a safe haven and supervision during after-school hours.
- Supporting parents, primarily to provide working parents childcare during the after-school hours.

- Supporting development, including the social and emotional development of the child (providing role models, developing positive self-esteem, promoting strategies for conflict resolution, and promoting respect for diversity).
- Providing enrichment and recreational opportunities; activities that youth would not be exposed to otherwise or activities that are not offered during the school day.
- Providing academic support, including homework assistance, and other activities with the primary aim of improving school outcomes.

The Learning Centers accommodate children with special needs by varying approaches with parent permission. All transportation that is needed for students to participate in NHA enrichment programs or community-based programs is provided by six passenger vans, owned and operated by NHA.

Academic support that the NHALC provides includes homework help, tutoring in reading and math, computer access for research and school projects, and other academic activities. The enrichment support includes Literacy, STEM, Creative Arts, fieldtrips and exposure both within and outside of the learning centers.

All Learning Center staff hold a bachelor's degree and some hold advanced degrees as well. In addition, Learning Centers utilize interns who are current college students working towards their 4-year degree. Our literacy and math staff specialize in these specific areas. NHA Learning Center staff represent NHA by serving on community and state committees, councils and boards: Norwalk ACTS, Norwalk Early Childhood Council, Connecticut Afterschool Network, and National Afterschool Association.

Student Participation in the Learning Centers

As of June 2021, the Learning Centers had 86 students registered in the four developments for the after-school Learning Center Program.

Fall 2020–Spring 2021 Registration by PHA Community

- King Kennedy Village, 16 (grades K – 5)
- Meadow Gardens, 15 (grades K – 5)
- Colonial Village, 30 (grades K – 3)
- Roodner Court, 25 (grades K – 3)

Fall 2021

The Fall 2021 school year continued to be greatly affected by the pandemic. As with the Norwalk Public Schools, the NHA Learning Centers continued to offer a hybrid afterschool program to NHA students. Therefore, both in-person as well as virtual programming were offered.

Fall 2021 Learning Center Schedule

	Monday	Tuesday	Wednesday	Thursday	FUN Friday
3:15-4:00pm	Reading/math tutoring	Reading/math tutoring	Reading/math tutoring	Reading/math tutoring	Reading/math tutoring
4:00-5:00pm	Homework completion	Homework completion	Homework completion	Homework completion	4-4:30pm Storytime
5:00-6:00pm	Enrichment/center-based activity	Enrichment/center-based activity	Enrichment/center-based activity	Enrichment/center-based activity	4:30-5pm Student Highlight
6:00-6:30pm	SEL	SEL	SEL	SEL	5-6:30 All Center Activity

NHA Literacy Program

The NHA Literacy Program is incorporated into four learning centers, King Kennedy, Meadow Gardens, Roodner Court, and Colonial Village with specific grade level approaches to literacy. Four Reading Coaches serve all elementary learning centers with one Literacy Coordinator who oversees the Literacy program. A structured program delivers consistent, fun, engaging and project-based reading and writing instruction across the centers. The developed curriculum 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.

The Literacy Program embraces the concept of creating life-long readers. Learning looked quite different this year. We taught on Zoomed some days and did in person instruction when quarantining was over. During this “Mask Year,” our focus had to become more strategic in the way in which we facilitate tutoring sessions for our students. We are using the Backwards Design to instruct. This design calls for the educator to identify the desired results, identify evidence of learning, and finally design the instructional plan.

The belief is that every student served deserves to have a book in their hands. Reading Coaches help students make sense of the book by providing direct instruction in the form of projects, games, phonics-based activities, read-alouds, shared readings, and independent readings of leveled texts.

The commitment to providing staff with quality professional development remains a focal point for NHA. Reading Coaches continue to receive training from Dr. Margie Gillis with the focus being on phonics, vocabulary, comprehension, and fluency.

STUDENT PICTURES



Image Descriptions: 1. Young man and staff member reading laptop computer screen together; staff is pointing at the screen. 2. Young girl on virtual call smiling as she holds up a gingerbread house kit. 3. Young girl reading a book with a staff member sitting next to her, watching and listening.

NHA Creative Arts Program

The NHA Creative Arts Program is located at Leroy Downs and includes studio art, photography, and videography. Collaboration takes place with arts organizations in and around Norwalk for special arts programming. The program includes 2 Art instructors and 1 Creative Arts Coordinator, each holding a bachelor's or master's degree in Fine Arts. Instructors teach studio art, photography, and videography. For art instruction and expression, students have an opportunity to create artwork using a variety of materials. All students participate in art calendar contests as well as outside annual art contests (Picture This, Road Safety, What Home Means to Me, Fire Poster Safety, etc.). Art staff design and plan trips to various museums. Students also learn how to take pictures with point-and-shoot cameras and develop videos that are themed or report-on experiences. Students record current programs within NHA as well as experiences outside of the program. They enter their photographic work into many contests throughout the year. NHA continues to support student's artistic work through exhibiting their artwork in the lobby of the NHA administration building and arranging other exhibits within the community, including the SoNo Collection.

ARTISTS AND ARTWORK PICTURES



Image Descriptions:

Top row, left to right: 1. Young artist holding up artwork of a family outside on a sunny day. 2. Young girl holding up artwork of bright colors. 3. Young artist holding up artwork with leaves and trees.

Middle row, left to right: 1. Mixed media art of a girl with a background of vibrant rainbow colors. 2. Art: closeup of a green, two-armed cactus in a brown pot. 3. Landscape of mountains in front of a darkening sky, with people playing in the foreground.

Bottom row, left to right: 1. Young artist in a spiderman mask holding up artwork of a community neighborhood. Sun is shining in the upper right corner over a forest to the left, above 6 homes, with three children playing across the street. 2. Artist holding artwork of a DJ on a stage, bordered by large speakers on either side. In front, a crowd is dancing. 3. Young girl holding artwork of a landscape, which includes mountains and green trees as well as snow, and a road with three cars.

STEM Program

The NHA STEM program is located at 11 Roger Square and includes two math and science instructors and one STEM coordinator. Each instructor is a certified teacher with a specialty in math, science, technology or engineering. NHA STEM is an integrated, interdisciplinary curriculum involving science, technology, engineering, and mathematics. It engages students in tackling real-world issues through exploration, inquiry, and problem-solving experiences. The program regularly requires critical thinking, creativity, effective collaboration, research skills, and communication.

Math Tutoring - We focus deeply on the major math skills of each grade so that students can gain strong foundations: solid conceptual understanding, a high degree of procedural skill and fluency, and the ability to apply the math they know to solve problems inside and outside the math classroom. Our engagement with students illustrates these concepts using the Common Core State Standards and NWEA framework.

STEM instructors provide STEM enrichment Monday through Thursday in all Learning Centers. Therefore, STEM education and exposure is given to all LC elementary students, Kindergarten through 5th grade. On Fridays, we have STEM Club. This club is specifically for those students who are personally interested in the sciences. They do more in-depth STEM activities and projects, delving deeper into the sciences. We are cultivating our budding scientists.

In addition to daily STEM enrichment, we engage our students in special programming that include Girls Who Code, Amazing Girls Science, Makerspace with Westport, as well as NASA contests.

STUDENT PICTURES



Description of pictures, left to right: 1. Two students (one girl facing the camera, one boy, with back to the camera) facing each other at a work table; papers in front indicate they are solving a mystery. 2. Young person at table with various papers looking directly into the camera. 3. Two young people at a table assembling paper creations.

Social-Emotional Learning

Social-Emotional Learning (SEL) is the process through which children and adults acquire and effectively apply the knowledge, attitudes, and skills necessary to understand and manage emotions, set and achieve positive goals, feel and show empathy for others, establish and maintain positive relationships, and make responsible decisions.

SEL is embedded in NHA's strategic plans, staffing, professional learning, and budgets. It guides curriculum and program choices both in direct practice in SEL as well as integrated instruction with reading, math, STEM, and the arts.

There are five core competencies that are taught within our Learning Center program. 1) Self-awareness 2) Self-management 3) Social awareness 4) Relationship skills 5) Responsible decision-making. NHA has an effective SEL program that implements a set of focused, high-quality, researched-based teaching strategies for developing students' SEL skills. The instructional practices include discussion, book/story, vocabulary, writing, drawing, art/creative project, video, song, role-play, game and kinesthetic. Every day each Learning Center provides an opportunity for every student to engage in social-emotional learning.

All Learning Center staff engage in several social-emotional training sessions and acquired learning is incorporated into each centers' daily activities. Each staff follows a specific curriculum to conduct SEL sessions throughout the week. SEL assessments are conducted on each student (K-5th grade) in the fall winter and spring. This will occur throughout the grant year, at least three (3) times weekly.



Image description: Classroom with students in two groups of three, facing each other. The middle child in the far group is on his feet with his arms in the air, with a big smile.

CLASSROOM PICTURES



Image Descriptions:

Row 1, left to right: 1. Computer screen displaying adults participating in an online virtual session. 2. Two girls in a classroom at a desk. Each girl is holding up classroom work.

Row 2, left to right: 1. Two girls facing each other across a table. Each girl has papers and pencils in front of them and is focused on their work. A staff person is standing next to one girl, pointing at the girl's paperwork. 2. An outside shot of a number of children gathered together, all facing the camera and holding natural foliage.

Row 3, left to right: 1. Children are seated at a round table in a classroom with a staff person reading from a paper in his hands. 2. A staff member points to text displayed on a large screen tv, which includes a picture of four different arms and hands, each in a different color, each grasping another's wrist, forming a circle.

Parent/Family Engagement

Understanding that many parents have busy schedules, engaged parent meetings are held three times annually. Parent Engagement also includes outreach by the Parent Engagement Coordinator, development of parent enrichment activities, family night events at each Learning Center, publicizing and linking parents closer to their children. Several family nights are held over the year to support parents in keeping current with their children's progress. These events allow family members to visit their child's learning center and learn how their children spend their time every day afterschool.

Raising Readers Parent sessions are held three times a year (fall, spring, and summer). Sessions are offered in English, Spanish and Creole. A nationally recognized family literacy program for parents, this class provides opportunities for parents to practice storytelling, reading aloud and writing in a nurturing environment. Parents take home quality children's books after each session to continue family learning.

Several partners provide activities for both parents and students. Stepping Stones Museum for Children offers free family visits where children and their parents can explore hands-on exhibits together. JAM Studios, Music Theatre of Connecticut and the Westport School of Music showcase student works that have been created in partner-supervised sessions.

Early Childhood Program

NHA's Early Childhood Program is located at King Kennedy, 43 Chestnut Street, and provides services to all NHA households with children from birth to 8 years old.

NHA has housing preschoolers in Stepping Stones' ELLI Lab School. It is a high quality, year-round multidisciplinary approach to early childhood education designed to advance the academic, physical, and social-emotional development of children.

Our early childhood parent Coordinator administered the Ages & Stages Questionnaire to families with children ages 0-5 years old. It is a developmental assessment tool that informs parents of where their child is developmentally. It provides information that can indicate whether the child needs intervention early on to decrease any developmental delays.

NHA collaborates with the Norwalk Early Childhood Council to help NHA families with 4 and 5-year-olds with Kindergarten registration. This is a critical resource and service because registration requires a computer, internet, email, and scanning to upload documentation; many of which NHA families do not have.

PROGRAM PICTURES



Image Descriptions: Left picture is of two women sitting on a colored quilt along with a toddler who is focused on a yellow toy in one woman's hand. Right picture is of two women sitting on a colored quilt with a young boy. Books and papers are scattered on the quilt.



Picture description, from left to right: 1. A young girl stands before a table with the book “This is a Good Story.” 2. A virtual meeting is pictured on a computer screen, which shows a mother with her toddler, reading a book. 3. A young girl in a red jacket is outside standing in front of a toy with many moveable parts. She is holding a toy in one hand and a book in the other.

Collaborations & Partnering

NHA is an active member, collaborating and partnering with:

- Norwalk ACTS
- Connecticut Afterschool Network
- The National Afterschool Association
- Norwalk Public Schools
- Silvermine Arts Center
- Stepping Stones Museum for Children
- Norwalk Office of Early Childhood
- Norwalk Health Department
- Literacy HOW, Inc.
- H.E.L.P., Inc.
- Velo-CT
- Norwalk Reads

NHA Learning Center Internship Program

The NHA Learning Center Internship Program continued this year with two participating interns. These internship positions are for current college students who, once they graduate, would like to work with children in some capacity. Under the supervision of graduate level staff and certified teachers, interns work with K-5th grade students in different programs from all the Learning Centers.

Interns create and execute hands-on learning experiences that guide students in meeting proficiency-based learning expectations in reading, math, writing and the creative arts.

Professional Development

This past year Learning Center staff attended the following conferences, workshops, and trainings (virtual):

- Mandated Reporter
- Connecticut Afterschool Network Fall Conference
- National Afterschool Association Convention
- Connecticut Afterschool Network Spring Conference
- Social-Emotional Learning

Summer 2021

As of August 2021, the Learning Centers had 88 students registered in the four developments for the Summer 2021 Learning Center Program.

Summer 2021 Registration by PHA Community

- King Kennedy Village, 18 (grades K – 5)
- Meadow Gardens, 21 (grades K – 5)
- Colonial Village, 32 (grades K – 5)
- Roodner Court, 17 (grades K – 5)



Fall 2021

In September 2021, the NHA will have Learning Centers at four (4) developments with up to 142 students enrolled in the 2021-2022 school year. The Fall 2021 program will begin August 30th. Centers will be open Monday-Friday from 3:15pm-6:30pm. The four open centers will be:

1. King Kennedy Learning Center (20 students)
2. 20 West Learning Center (50 students)
3. Roodner Court Learning Center (32 students)
4. Colonial Village Learning Center (40 students)

This Fall we plan to be fully in-person providing both academic and enrichment programs to NHA students in elementary school.

ATTACHMENT B.3(G) – LEARNING CENTERS 5-YEAR PLAN

NHA has continued partnerships with local organizations to provide as many opportunities to NHA students as possible. Partnerships we have continued are with:

- Norwalk Public Schools
- Bridgeport Rescue Mission
- Literacy HOW
- Music Theatre of Connecticut
- Norwalk Community College
- Norwalk Grassroots Tennis
- Amazing Girls Science
- Norwalk Reads
- Silvermine Arts Center
- Stepping Stones Museum for Children
- Norwalk Symphony Orchestra

New partners include:

- Family & Children’s Agency
- JAM Studios
- Connecticut Aquatics
- Westport School of Music
- NIA, LLC (for staff professional development)

NHA is an active member of Norwalk ACTS, the Norwalk Collaboration for Student Success (NCYS), the National Afterschool Association and the Connecticut After School Network.

Goals

- To increase our engagement of parent participation through the development of a Parent Advisory Council. This will ensure a strong connection between the Learning Centers and the Parent Community.
 - Parent engagement has varied throughout the years. Opportunities for parents to actively be involved in the learning environment for their children are abundant. Throughout the year parents participate in Family Nights, student showcases in the Arts, STEM, theatre, and recreation activities. We also hold specific Parent Night events where parents engage in detailed dialogue about all Learning Center programming, what is being done with students, and what other programs/experiences/opportunities they would like to see for students.

- Community Messengers is a program founded by the Norwalk Early Childhood Council (NECC). Our Early Childhood Parent Coordinator became a Community Messenger three years ago and has even gone beyond that task. In addition to informing parents about services within the Norwalk community, she conducts developmental assessments for our families with children from birth to 5 years old, provides a Raising Readers parent class, and is more involved directly with parents, their children and the schools by attending school meetings with the parents.
- Provide Open-Arms free admission passes for families to Stepping Stones Museum for Children (Interactive Children’s Museum) to help children develop academically in a hands-on challenging and fun way.
 - Every year NHA renews their membership with Stepping Stones Museum for Children to provide free passes to NHA families. We give out 2 passes per day to families. Each pass allows up to 6 people admission to the museum. NHA families take full advantage of the variety of fun activities and programs for children that get young minds learning.
- Sustain and increase NHA reading scores; literacy and effective communication skills are a must for student success and NHA is committed to fostering these skills in NHA students through our learning center programs.
 - Students who consistently attend our Learning Center program (3+ days/week) show increases in their literacy scores. Because learning centers continue to provide tutoring at the end of the day where students left off with learning in the beginning of the day, students have displayed either sustained or increased scores.
- Sustain and increase NHA math testing scores. Mathematical skills are a key component to future success in a number of vocations.
 - Students who consistently attend our Learning Center program (3+ days/week) show increases in their math scores. Daily, students receive math tutoring, as well as additional math support through online educational programs they log into from the public-school website.
- Sustain and increase the number of students who wish to gain a post-secondary education. Through Bridge to College and Career program, make sure the connection between our current middle and high school students and recent scholarship recipients are maintained so that there can be peer influence /modeling for the upcoming youth. In addition, the Learning Centers will help to foster this motivation with college information sessions, college tours and the availability of college brochures/applications located in the new college information space at 20 West.

- NHA high school have had a plethora of opportunities to engage in College and Career programs. Students go on college trips every year, they participate in monthly classes where each class focuses on an aspect of the college the application, freshman year and career goals. We also provide scholarships to students to enroll in pre-college courses at universities throughout the tri-state area. This provides a short-term college experience and college credit before they start their freshman year.
- Expand our community outreach and recruitment efforts to bring in more students from NHA housing communities.
 - We continue to revamp the Learning Center programming to provide new activities, experiences and opportunities for students to engage and learn in a meaningful way. These programs help to market and advertise in a way that attracts parents and students to want to enroll into the NHA Learning Centers.

ATTACHMENT B.3(H): NHA NHF SCHOLARSHIP PROGRAM

The Norwalk Housing Foundation (NHF) College Scholarship Program helps Norwalk's public housing students of all ages with high school diplomas who attend or want to attend an accredited two-year, four-year, or technical college and graduate programs so that they may be better able to successfully compete for jobs in Fairfield County's highly educated workforce. The Scholarship Program assists resident students with getting into college, tracks them with regular check-ins so that they are able to overcome challenges and stay in college, and earn a degree.

One hundred percent of NHF Scholarship Program funds go directly to students for college. In 2015, the Scholarship Committee voted to include financial support of Graduate Programs in response to the growing number of professions that now require graduate degrees at the entry levels of employment.

One important feature of the program is the support structure we provide to try and make certain that scholarship recipients attend school regularly, perform as well as possible in school and are fully aware of additional avenues of support and financial aid offered through alternate funding streams. We are working closely with Norwalk's two high schools. And we began planning in June 2021 to launch a 4-year comprehensive Pilot Program at Norwalk High School (9th grade-12th grade) to start public housing students in ninth grade on the path to identifying their strengths and interests so they can intelligently link these personalized dynamics to various programs offered by colleges. The goal will be to prepare students (most of whom are first generation college students) before their senior year with the academic classes they need to take and research into schools so that they may more accurately identify good college matches, select high school classes that best support their college goals and successfully apply to colleges and obtain additional college scholarships as well as the financial support they receive from NHF.

Due to limitations imposed by the Covid crisis and limited volunteers we are implementing the Pilot Program in Norwalk High School in 2021-22 and will expand to Brien McMahon High School in 2022-23.

Since 2005 we have had in place a pro-active system of interactive monitoring that assists our recipient college students with specific knowledge about what they will encounter in college and varied strategies to adapt to their new environment, so they can stay on track to graduate. The Director of the Scholarship Program, who has been connected to the Program for 22 years, contacts students regularly for check-ins on both academic and other collegiate student issues. The additional care the scholarship recipients receive creates a bond between the students and the NHF, a connection we hope will carry them through the completion of their degree and beyond. This became critically important during the 2020-21 academic year when because of Covid's impact on schools, families and friends, students faced academic, social and emotional issues on a scale never before experienced by college students and lost most of their college-based support systems.

Program Highlights

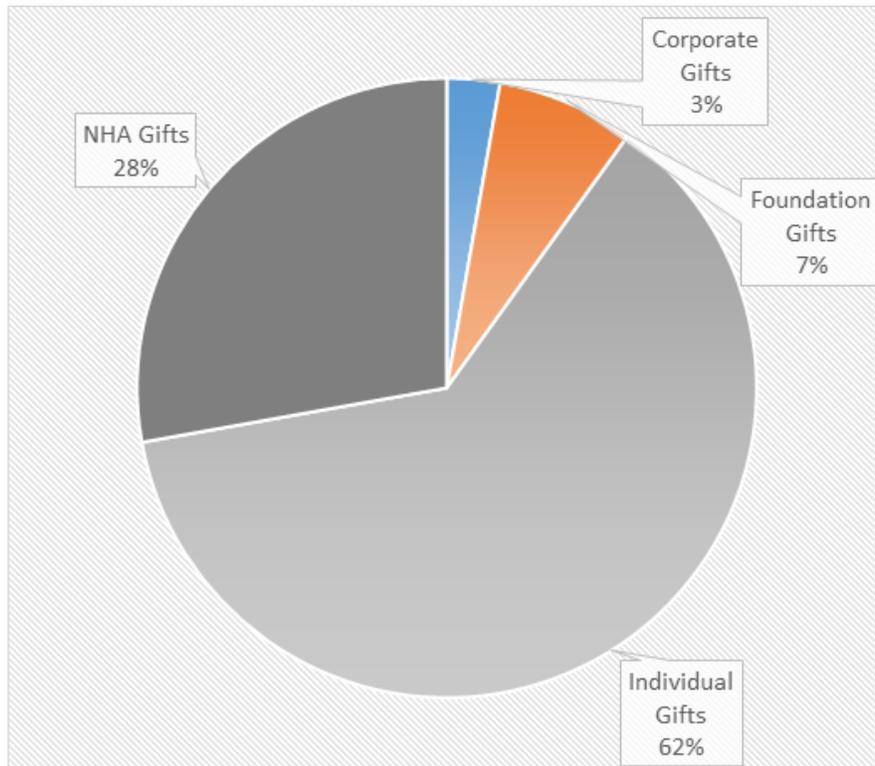
- 100% of scholarship program contributions go directly to fund scholarships.
- 75% graduation rate for four-year schools and 48% graduation rate for two-year schools.
- Since our inception in 1998, the NHF has awarded \$2 million to 221 students.
- Past recipients have graduated from Gateway Community College, Norwalk Community College, Fairfield University, Rochester Institute of Technology, Sacred Heart University, University of Connecticut, and other prestigious universities and community colleges.
- Recipient of many national and local awards including:
 - Recognized by Harvard University’s Ash Center in its 2015 Top 25 Innovations in American Government Awards
 - Past winner of National Association of Housing and Redevelopment Officials’ National Award of Excellence
 - June, 2021: Head of NHF Scholarship Program Honored by Norwalk High School
- Pro-Active Scholarship Committee comprised of Business and Community Leaders.
- 2020: Graduation of NHF’s first Medical Doctor.
- 2021 - 100% of qualified students applied for and received FAFSA.
- 2020-21 – Developed strong relationships with Financial Aid Departments at Norwalk Community College and Western Connecticut State University.

Program Goals

1. Provide financial support to assist in the costs of higher education.
2. Prepare students (most of who are first generation college students) for what they will encounter in college and give them strategies to adapt to college, so they can stay on track to graduate.
3. Start students on a path to college in 9th Grade so that correct classes are taken and natural talents, skills and interests are identified and incorporated into high school course selection and AP and other specially offered classes that will enable students to enter college better prepared academically.
4. Reduce or eliminate student loan debt.
5. Assist high school students in identifying and applying for other financial aid.
 - a. Fall 2021: 100% of NHF FAFSA-qualified students (40 students) successfully applied for FAFSA and received FAFSA awards totaling over \$160,000.
 - b. Spring 2021: High school seniors successfully identified other funding streams and received over \$40,000 in funding.
6. Establish strong relationships with All Connecticut State University Financial Aid Departments.
7. Assist students in developing strategies to establish strong and positive relationships with professors and guidance counselors.

ATTACHMENT B.3(I): NHF SCHOLARSHIP PROGRAM PROGRESS

FY21-22, approximately \$251,000 in funds were raised for the Norwalk Housing Foundation from 50 donors: 3% of donations were from businesses, 7% from foundations (not including family foundations), 62% from individuals (including family foundation), and 28% was from Norwalk Housing Authority.



2020-21 GOALS – ACHIEVEMENTS AND IMPACTS DUE TO COVID

The following are the goals set last year for this fiscal year, some of which were impacted by the Covid crisis which forced distance learning to be implemented, an academic process of teaching that many NHF recipients found difficult.

IMMEDIATE GOALS:

1. We raised \$251,000 beating the goal of \$250,000 set last year by \$1,000.
2. Acquire 25 new donors. Put on hold due to Covid, this did not happen. The intent is to do a mailing to re-establish contacts with local organizations, including churches, synagogues, and other faith and spirituality groups.
3. Increase the percentage of business donations (on hold due to Covid).
4. Raise the number of additional scholarships and funds individual students apply to from other funding streams. Recipients applied for and received an estimated \$200,000 for college from FAFSA and other funding streams.
5. Create a proactive alumnus fundraising program (on hold due to Covid).

LONG TERM GOALS:

Long-term goals will focus on raising brand awareness of both NHA and NHF programs through:

1. Rebranding of agency logos and taglines;
2. Website redevelopment and redesign;
3. Increasing community involvement and collaboration;
4. Increasing use of social media;
5. Increasing positive press articles;
6. Improving communication through use of electronic newsletters to staff, donors, residents, and other stakeholders; and
7. Increasing awareness at all CT State Universities of our Program and developing partnerships that benefit and support our recipients.

Goal

To increase the earning potential and employment stability that further enable homeownership accessibility of low-income students, NHA works with the private, foundation and community sectors to award scholarships.

Outcomes

Academic Year End	Awards	Total Amounts	Academic Year Ending	Awards	Total Amounts
2005	13	\$33,000	2014	50	\$165,000
2006	20	\$55,000	2015	38	\$173,350
2007	25	\$72,250	2016	55	\$238,025
2008	32	\$105,100	2017	46	\$215,835
2009	26	\$109,000	2018	47	\$195,450
2010	32	\$124,199	2019	36	\$207,500
2011	34	\$115,250	2020	45	\$221,500
2012	37	\$132,000	2021	49	\$227,500
2013	37	\$183,750	2022	45	\$251,000

Looking Back: 2021-2022 Scholarship Recipients

- 45 Undergraduate and Graduate NHF Scholarship Recipients for the 2021-2022 academic year who were awarded \$251,000.
- College Demographics for current 2021-22 NHF College Scholarship Recipients (45 Students):
 - ✓ 75.5% attend four-year institutions. (13 Freshmen, 10 Sophomores, 9 Juniors, 9 Seniors)
 - ✓ 15.5% attend 2-year community colleges (7)
 - ✓ 9% attend graduate school (4)
 - ✓ 29% are Freshmen (13)
 - ✓ 22% are Sophomores (10)
 - ✓ 20% are Juniors (9)
 - ✓ 20% are Seniors (9)
- Nearly 100% are first generation college students who self-identify as African American or Hispanic.

- Additional demographics:
 - ✓ 60% of recipients are female, 40% are male.
 - ✓ 55.5% are Black (25 students); 40% are Hispanic (18); 4.5% white/mid-East (2).
- 66% of 2021-22 recipients are previous NHF scholarship recipients. Students are staying in school and continuing their quest toward a college degree.
- Four students graduated that past year, including one Summa Cum Laude and one who gave the class Commencement Speech; four are currently in graduate school (two in England).
- Scholarships range from \$1,000 - \$12,000.

Projections for 2022-2023 Scholarship Recipients

- NHA will increase the interactive partnership with the Norwalk High School and Brian McMahon High School Administrators to identify qualified students who should apply for the NHF Scholarship.
- In order to diversify the age of our applicant pool, NHA will hold sessions for older NHA residents who may be considering returning to school full time to get their degree or to otherwise continue their education and advertise the program.
- Increase participation by NCC and Connecticut State School personnel in the early high school engagement process for college goals.
- Increase the number of scholarship applicants by 10%.
- Increase the number of scholarship recipients by 10%.
- Increase NHA's engagement of middle and high school students (and their parents) (employing Covid-safe procedures) through collaborations with the High Schools and the NHF Bridge to College and Career Program to help students:
 - ✓ Build their college list;
 - ✓ Research scholarship opportunities;
 - ✓ Revise their personal statement for the college essay;
 - ✓ Prep for the SAT/ACT;
 - ✓ Tour local colleges; and
 - ✓ Learn the habits for self-starting and goal planning on assignment to ensure college success.

PROFILES & PHOTOS OF GRADUATES

GRADUATE PROFILES:

We are honoring three special graduates of the Norwalk Housing Foundation College Scholarship Program this year.

Tiahna Spencer became a **Medical Doctor in 2020**. She did her undergraduate and medical studies through **UCONN, Storrs** and was supported with scholarships from the NHF Program until she became an intern and started receiving a salary.



Emmanuella Jean-Louis graduated **Summa Cum Laude, June 2021**, from **Lasell University** in Massachusetts with a Major in Political and Public Affairs and Minor in Political Science. She will continue her legal studies by attending graduate school focused on Law and International Law at the **University of Law, Manchester, England**.

Nicholas Ceja graduated with a major in International Relations from **Richmond, the American International University, London**, where he was President of the Student Body plus President of his class for three years, plus the first **Student on the University's Board of Directors**. Nicholas Ceja was asked to give the Graduation Speech for his class. In his speech Nicolas said: *Everyone graduating today has had to deal with their difficult journey to get to this moment. Being here represents the culmination of the academic and psychological journey you undertook since joining Richmond. For some: you had to deal with social struggles. At times finding it hard to fit in and find your place within yourself and in the community. For others, your problems came from financial struggles: Carrying around the burden of not making ends meet. Taking on multiple jobs, on-campus and off, taking care of yourself and your family.* Nicholas will be doing his Masters in Humanitarian Aid at the **University of Sussex, Sussex, England**.



ATTACHMENT B.3(J): STRATEGIES AND ACTIVITIES TO PROMOTE FAIR HOUSING AND EQUAL OPPORTUNITY

Strategies

1. Have staff attend Fair Housing training at least every other year.
2. At joint meeting with the City of Norwalk's Fair Housing Officer, staff of the Norwalk Housing Authority and some Landlords discussed Fair Housing. The Fair Housing Officer of the City of Norwalk provided information about Fair Housing and Landlord/Tenant rights for Landlords.
3. Send annual mailing to HCV landlords on Fair Housing and Landlord/Tenant rights if prepared by City of Norwalk's Fair Housing Officer and Director of Human Relations and Fair Rent.
4. Send an annual mailing to all public housing / voucher participants if prepared by City of Norwalk's Director of Human Relations and Fair Rent and the Fair Housing Officer which may include training invitations.
5. Will add FAQ on Fair Housing and Landlord/Tenant rights to NHA's website if prepared by Director of Human Relations and Fair Rent and Fair Housing Officer.
6. Invite the Fair Housing Officer and Fair Rent Director to participate in group HCV briefings.
7. Review the Analysis of Impediments to Fair Housing for NHA policies and programs.

Outcomes Actual and Projected Through 3/31/2022

Based upon the Norwalk Redevelopment Agency's (NRA) 2010 Analysis of Impediments to Fair Housing, its revised 2015---2020 Analysis of Impediments to Fair Housing and the Language Access Plan adopted by the Norwalk Common Council in March 2013, the Norwalk Housing Authority (NHA) evaluated how it could positively impact and further fair housing in Norwalk.

Direct Fair Housing Activities

1. The NHA provides 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.
2. 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 homeownership rates outside of census tracts 432, 434, 437, 438, 440, 441, 442, 444 and 445. (For results see Goal 3 above). Results are monitored.
3. 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. Sessions include training in Fair Housing regulations. The next landlord Open House will be held October 21, 2021.

4. Provides opportunities for LRPB and HCV staff training in Fair Housing, on a regular basis. The last such training was held; the next training will occur before CYE 2021. Additionally, NHA attended Diversity and Inclusion training in March 2021.
5. Quarterly monitoring of income deconcentration by development and where necessary implements income skipping measures.
6. When available, employment opportunities are advertised in accordance with Equal Employment Opportunity.
7. When necessary, opportunities to apply for housing are advertised in accordance with the Affirmative Fair Housing Marketing Plan.
8. Continued to provide translators as necessary.

Indirect Fair Housing Activities

1. Construction to completely renovate the existing 200 units in Colonial Village began in spring of 2021, which will consist of 18 phases to complete.
2. A developer has been selected and negotiations entered into to begin construction on 69 new multi-family units.
3. Promote asset development of public housing and voucher participants by implementing a Family Self Sufficiency Program, which can be used for homeownership. (Since the program began in 1999 there have been 50 new homeowners created). 34% are Hispanic and 27.7% of Norwalk's population is Hispanic.
4. To improve public housing quality, maintain implementation schedule for capital fund program.
5. To assist as many families as possible with the high cost of housing, achieved 105% lease up rate for housing choice voucher program as of 9/1/2021.
6. To help HCV program participants accumulate assets for homeownership or other long-term goals, operated the Housing Choice Voucher Family Self Sufficiency Program since 2005 until present.
7. To help Public Housing residents accumulate assets for homeownership other long-term goals operated a Public Housing Family Self Sufficiency Program since 2006 until present.
8. To assist in these homeownership efforts and to enhance employment, a HUD ROSS grant was sought and received. These services were expanded and transferred to the Choice Neighborhood Program. NHA has applied to a renewed 3 years of the ROSS grant.
9. 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. For 2022, there are 44 Undergraduate Recipients receiving \$251,000.
10. To improve educational performance and earning potential applied for Connecticut After School Grant program for reading program with certified reading teachers and Haskins Laboratory/Literacy HOW staff trainer (since 2007).

11. To increase youth educational outcomes and (permitting adults to work), NHA has operated 4 academically oriented after school and summer centers since 1997.
12. Continue to assist seniors and the disabled at all developments by providing resident services coordinators.
13. The commodities program works to improve the health of low-income elderly persons 60 years of age or older by supplementing their diets with nutritious USDA foods. From April 1, 2020 through March 31, 2021, 910 boxes of food (30,030 pounds) were distributed to Public Housing and Housing Choice Voucher residents.
14. In addition, the NHA also works in assisting the City in its implementation of its recommendations for removing Impediments to Fair Housing.

ATTACHMENT B.3(K): NHA QUARTERLY DECONCENTRATION MONITORING

Quarterly Income Averages

Quarterly Income Averages

Date of report: **MARCH 2021**

As part of the deconcentration activity required by HUD, Norwalk Housing Authority conducts a new study of income averages at the end of each quarter. The date of this study is at MARCH 31, 2021.

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

It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

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

The table attached shows the covered developments.

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

Average income for this study is: \$ 22,913.00

85% of this amount is: \$ 19,476.05

115% of this amount is: \$ 26,349.95

Stamford-Norwalk Median Family Income (MFI) for 04/20 is \$ 143,400.00

30% of the Stamford-Norwalk median income (FY 2020) is \$ 43,020.00.

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

TABLE 2

No.	Development Name	Occupied Households	Total Income	Average Income
1	Chapel Street	29	854,430	29,463
2	Meadow Gardens	52	1,201,534	23,106
3	Roodner Court	217	4,299,979	19,816
4	36 Fairfield Avenue	28	733,681	26,203
5	356 Main Avenue	24	732,291	30,512
6	King Kennedy	31	914,252	29,492
7	Seaview/Elmwood	36	818,430	22,734
Total		417	9,554,597	22,913

This income level applies to skipping during the period **April 1, 2021 through June 30, 2021.**

For developments with income averages greater than **\$22,913.00**, applicants may be skipped for those whose incomes are lower, and for developments with income averages that are lower, applicants may be skipped for those whose incomes are higher. Not all developments have vacancies in a given quarter.

The skipping process may apply to those applicants whose average income is less than **\$19,476.05** (85% of the total average income), or higher than **\$26,349.95** (115% of the total average income) for the upcoming quarter, that is the period **04/01/21 through 06/30/21.**

There were no developments with average income of less than **\$19,476.05** (85% of the total average income) for the period covered. **(i.e. January 1, 2021 through March 31, 2021).**

If a development requires a deconcentration of either low income or high income families, NHA may skip families on the waiting list in order to satisfy the deconcentration requirement.

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

Quarterly Income Averages

Date of report: **JUNE 2021**

As part of the deconcentration activity required by HUD, Norwalk Housing Authority conducts a new study of income averages at the end of each quarter. The date of this study is **at JUNE 30, 2021**.

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

It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

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

The table attached shows the covered developments.

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

Average income for this study is: \$ 23,082.00

85% of this amount is: \$ 19,619.70

115% of this amount is: \$ 26,544.30

Stamford-Norwalk Median Family Income (MFI) for 04/21 is \$ 151,800.00

30% of the Stamford-Norwalk median income (FY 2021) is \$ 45,540.00.

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

TABLE 2

No.	Development Name	Occupied Households	Total Income	Average Income
1	Chapel Street	29	854,430	29,463
2	Meadow Gardens	52	1,238,109	23,810
3	Roodner Court	215	4,298,086	19,991
4	36 Fairfield Avenue	28	733,681	26,203
5	356 Main Avenue	25	784,045	31,362
6	King Kennedy	30	844,091	28,136
7	Seaview/Elmwood	38	872,643	22,964
Total		417	9,625,085	23,082

This income level applies to skipping during the period **July 1, 2021 through September 30, 2021**.

For developments with income averages greater than **\$23,082.00**, applicants may be skipped for those whose incomes are lower, and for developments with income averages that are lower, applicants may be skipped for those whose incomes are higher. Not all developments have vacancies in a given quarter.

The skipping process may apply to those applicants whose average income is less than **\$19,619.70** (85% of the total average income), or higher than **\$26,544.30** (115% of the total average income) for the upcoming quarter, that is the period **07/01/21 through 09/30/21**.

There were no developments with average income of less than **\$19,619.70** (85% of the total average income) for the period covered. **(i.e April 1, 2021 through June 30, 2021)**.

If a development requires a deconcentration of either low income or high income families, NHA may skip families on the waiting list in order to satisfy the deconcentration requirement.

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

Quarterly Income Averages

Date of report: **DECEMBER 2020**

As part of the deconcentration activity required by HUD, Norwalk Housing Authority conducts a new study of income averages at the end of each quarter. The date of this study is at **December 31, 2020**.

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

It is the policy of the Norwalk Housing Authority (NHA) to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

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

The table attached shows the covered developments.

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

Average income for this study is: \$ 22,689.00

85% of this amount is: \$ 19,285.65

115% of this amount is: \$ 26,092.35

Stamford-Norwalk Median Family Income (MFI) for 04/20 is \$ 143,400.00

30% of the Stamford-Norwalk median income (FY 2020) is \$ 43,020.00.

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

TABLE 2

No.	Development Name	Occupied Households	Total Income	Average Income
1	Chapel Street	29	868,519	29,949
2	Meadow Gardens	52	1,252,822	24,093
3	Roodner Court	212	4,269,426	20,139
4	36 Fairfield Avenue	29	571,703	19,714
5	356 Main Avenue	24	762,647	31,777
6	King Kennedy	30	919,549	30,652
7	Seaview/Elmwood	38	748,969	19,710
Total		414	9,393,635	22,689

This income level applies to skipping during the period **January 1, 2021 through March 31, 2021.**

For developments with income averages greater than **\$22,689.00**, applicants may be skipped for those whose incomes are lower, and for developments with income averages that are lower, applicants may be skipped for those whose incomes are higher. Not all developments have vacancies in a given quarter.

The skipping process may apply to those applicants whose average income is less than **\$19,285.65** (85% of the total average income), or higher than **\$26,092.35** (115% of the total average income) for the upcoming quarter, that is the period **01/01/21 through 03/31/21.**

There were no developments with average income of less than **\$19,285.00** (85% of the total average income) for the period covered. **(i.e October 1, 2020 through December 31, 2020).**

If a development requires a deconcentration of either low income or high income families, NHA may skip families on the waiting list in order to satisfy the deconcentration requirement.

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

SECTION C.1 RESIDENT ADVISORY BOARD (RAB) COMMENTS

Included within the following pages is *Section C.1: Resident Advisory Board (RAB) Comments*.

RAB Meeting: PHA Plan 2022

October 19, 2021

Via Zoom

Questions and Comments pending the meeting.

Comment: Subject: New appliance policy (ACOP): Resident expressed concern that repair time for appliances was not included in policy, and was concerned about the age of appliances.

Response: appliances will be new, and the payment chart is intended to cover any overly-long repair time. The NHA will always work to ensure prompt repairs.

Comment: A long-standing resident of Leroy Downs commented on how impressed he is with the NHA and its efforts, commenting “Fabulous job.”

Community Advocates Meeting

October 18, 2021

Via Zoom

Question: As read, the stated ACOP changes appear to state that the NHA will provide new appliances (stoves and refrigerator) to all new move-ins, including when a tenant moves out and a new tenant moves in. As this is most likely not the NHA’s intent, the NHA may wish to reword to reflect the actual intent.

Response: You are correct that this is not the NHA’s intent. The policy is being revised to read:

Within fifteen (15) days of move in, the NHA will provide a stove and refrigerator to new tenants. The NHA may provide a stove and refrigerator at tenant transfer, and in other circumstances on a case-by-case basis, at the NHA’s discretion.

If a stove or refrigerator is rendered unusable through no fault of the tenant or tenant’s guest(s), and cannot be repaired in a reasonable amount of time, the tenant will be given a per diem amount to cover the cost of food during the time of repair. See chart below for coverage amounts per day. In no event will the NHA be responsible for the cost of spoiled food from a broken refrigerator, or for appliances that are unusable due to circumstances out of NHA’s control, such as an extended power outage.

Household Size	Amount per Day
1 tenant	\$20.00
2 – 4 tenants	\$40.00
5 + tenants	\$60.00

Question: Proposed language regarding adding a new household member in the HCV program appears to treat non-marital partners different than marital partners.

Response: Thank you for raising this concern. The NHA has removed this proposed change to HCV policy.

Board Meeting: Annual Plan Coverage

11/18/2021

Via Zoom

Pending

Question:

Response:

SECTION C.2 CERTIFICATION BY STATE OR LOCAL OFFICIALS

Included within this section is *Form HUD-50077-SL, Certification by State or Local Official*.

(Signature pending)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

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

I, Harry W. Rilling, the Mayor of Norwalk, CT
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2022 of the Housing Authority of the City of Norwalk is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Norwalk, CT
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The goals of the PHA Plan 2022-2023 are consistent with the City's current Consolidated Plan as
well as several goals in Impediments to Fair Housing through fostering homeownership, housing
preservation, housing rehabilitation, energy efficient renovations and housing placement services
while providing more opportunities for low income and minority households.

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 Executive Director:

Name Board Chairperson:

Rev. Jeffrey A. Ingraham

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1791 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information

are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

SECTION C.3 CIVIL RIGHTS CERTIFICATION / CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS

Included within this section is *Form HUD-50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations* and *Form HUD-50077-CR, Civil Rights Certification - Annual Certification and Board Resolution*.

(Signature Pending)

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2022, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Norwalk
PHA Name

CT002
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20 - 20

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 Executive Director		Name Board Chairman	
		Rev. Jeffrey A. Ingraham	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 3.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the City of Norwalk
PHA Name

CT002
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director:		Name of Board Chairperson:	
		Rev. Jeffrey A. Ingraham	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lead itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

ATTACHMENT 1: CAPITAL FUND FIVE-YEAR SUMMARY

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/08/2021 Approved By: STAUNTON, JAMES

Part I: Summary		Locality (City/County & State)				
PHA Name : Housing Authority Of The City Of Norwalk		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: CT002						
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$1,088,236.00	\$908,236.00	\$1,084,346.00	\$878,236.00	\$1,034,556.00
	MEADOW GARDENS (CT0020000006)	\$233,186.00	\$567,000.00	\$145,500.00		\$385,000.00
	KING KENNEDY HOMES (CT0020000007)	\$140,000.00	\$130,944.00	\$126,400.00	\$230,000.00	
	20 WEST AVENUE (CT0020000005)	\$214,000.00	\$460,000.00		\$435,344.00	
	IRVING FREESE (CT0020000004)	\$390,758.00		\$709,934.00	\$522,600.00	
	SAMUEL ROODNER COURT (CT0020000002)					\$496,784.00
	SENIOR COURT (CT0020000003)					\$149,840.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$1,088,236.00
ID0008	Operations(Operations (1406))		Operations		\$495,000.00
ID0009	Administration/Administration (1410)-Salaries)		Administration		\$206,618.00
ID0010	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		Fees and Costs		\$206,618.00
ID0011	Management Improvements(Management Improvement (1408)-System Improvements)		Management Improvements- new software and computers for Mod operations		\$180,000.00
	IRVING FREESE (CT102000004)				\$390,758.00
ID0012	Replace kitchen cabinets, interior hallway stairs and railing (Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (own routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)		Irving Freese - Replace kitchen cabinets, counters, sinks, lighting, outlets, flooring. Replace interior hallway stairs and railing and paint.		\$390,758.00

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	20 WEST AVENUE (CT002000005)			\$214,000.00
ID0013	Replace doors/trash compactor/common flooring at 20W./Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor	Replace apartment entry doors. Replace trash compactor		\$214,000.00
	KING KENNEDY HOMES (CT002000007)			\$140,000.00
ID0014	Replace roofs at Fairfield Ave. Apts.(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace roofs		\$140,000.00
	MEADOW GARDENS (CT002000006)			\$233,186.00
ID0015	Replace kitchens at Main Ave. Apts.(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace kitchens		\$233,186.00
	Subtotal of Estimated Cost			\$2,066,180.00

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$908,236.00
ID0016	Operations(Operations (1406))	Operations		\$495,000.00
ID0019	Administration(Administration (1410)-Salaries)	Administration		\$206,618.00
ID0022	Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)	Fee's and Costs		\$206,618.00
	MEADOW GARDENS (CT002000006)			\$567,000.00
ID0025	Replace Bathrooms at Main Ave. Apts.(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	replace bathroom tub/shower, toilet,flooring, cabinet and lighting exhaust fan, painting		\$260,000.00
ID0026	Replace exterior siding; windows and exterior doors at Main Ave. Apts.(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Remove and replace exterior vinyl siding. Replace exterior entry doors and storm doors and stoops.		\$307,000.00

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	KING KENNEDY HOMES (CT002000007)			\$130,944.00	
ID0027	Replace sidewalks, fencing and landscaping at King Kennedy Apts.(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Remove and replace sidewalks with new concrete walks and landscaping		\$130,944.00	
	20 WEST AVENUE (CT002000005)			\$460,000.00	
ID0028	Replace bathrooms at 20W(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Subtotal of Estimated Cost	Remove and replace bathrooms ; includes new tub/shower, cabinets, toilets, doors, lighting, flooring and painting, showers will be ADA compliance		\$460,000.00	
				\$2,066,180.00	

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$1,084,346.00	
ID0017	Operations(Operations (1406))	Operations		\$495,000.00	
ID0020	Administration/Administration (1410)-Salaries)	Administration		\$206,618.00	
ID0023	Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)	Fee's and Costs		\$206,618.00	
ID0032	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Install security cameras at 20west and new software for operations		\$176,110.00	
	KING KENNEDY HOMES (CT002000007)			\$126,400.00	
ID0029	Remove and replace sidewalks at Ludlow Village(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove and replace sidewalks with concrete walkways and steps		\$126,400.00	

Form HUD-50075-2(4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	IRVING FREESE (CT002000004)				\$709,934.00
ID0030	Replacement of bathrooms at John Shosolak(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of tub/shower, cabinets, sinks, flooring, toilets, lighting and painting and doors			\$411,500.00
ID0033	Replace boilers/hot water heaters at Irving Frees and John Shosolak(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace boilers and Hot water heaters			\$298,434.00
	MEADOW GARDENS (CT002000006)				\$145,500.00
ID0031	Replace sidewalks and landscaping work at Meadow Gardens(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace sidewalks with new concrete walkways and landscaping through-out complex- includes new fencing and tree cutting next to buildings			\$145,500.00
	Subtotal of Estimated Cost				\$2,066,180.00

Form HI ID-50075 7/4/2008

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$878,236.00	
ID0018	Operations(Operations (1406))	Operations		\$465,000.00	
ID0021	Administration(Administration (1410)-Salaries)	Administration		\$206,618.00	
ID0024	Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)	Fee's and Costs		\$206,618.00	
	IRVING FREESE (CT002000004)			\$522,600.00	
ID0034	Replace sidewalks and landscaping at Irving Freese(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscap)	Replace sidewalks with new concrete walks and landscaping throughout complex		\$247,600.00	
ID0035	Replacement of Windows at Irving Freese(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace windows with new vinyl energy star windows.		\$275,000.00	

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0036	KING KENNEDY HOMES (CT002000007) Replace bathroom at Ludlow Village (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commode,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install new ADA tub/shower, toilets, sinks, cabinets, flooring and lighting and painting.		\$230,000.00	
ID0037	20 WEST AVENUE (CT002000005) Replace Bathrooms at 20 west ave. (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commode,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install new ADA tub/shower, toilets, cabinets,sinks, flooring, lighting and painting		\$435,344.00	
	Subtotal of Estimated Cost			\$2,066,180.00	

Form HUD-50075-2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 5 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTHORITY-WIDE (NAWASD)			\$1,034,556.00	
ID0038	Administration/Administration (1410)-Salaries)	Administration		\$206,618.00	
ID0039	Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)	Fee's and Costs		\$206,618.00	
ID0040	Operations(Operations (1406))	Operations		\$495,000.00	
ID0042	Vehicles for Operations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase maintenance vehicles for operations		\$126,320.00	
	SAMUEL ROODNER COURT (CT002000002)			\$496,784.00	
ID0041	Exterior Interior building work and landscaping at Roodner Court,(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape-Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Remove and replace exterior fire escapes, exterior doors, sidewalks with new concrete walks and new fencing and landscaping. Renovate 13 buildings interior stairs in common hallways includes new railings, etc.		\$496,784.00	

Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	MEADOW GARDENS (CT002000006)			\$385,000.00	
ID0043	Exterior work at Seaview apts. (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	Replace sidewalks, fencing, paving of parking lot and landscaping		\$200,000.00	
ID0044	Repairing parking lots at Main Ave.(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping)	Remove and replace parking lots at Main Ave. and install new catch basins.		\$185,000.00	
	SENIOR COURT (CT002000003)			\$149,840.00	
ID0045	Replacement of sidewalks at Senior Court(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Remove and replace sidewalks with new concrete walks		\$149,840.00	
	Subtotal of Estimated Cost			\$2,066,180.00	

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$495,000.00
Administration(Administration (1410)-Salaries)	\$206,618.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$206,618.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$180,000.00
Subtotal of Estimated Cost	\$1,088,236.00

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$495,000.00
Administration/Administration (1410)-Salaries	\$206,618.00
Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)	\$206,618.00
Subtotal of Estimated Cost	\$908,236.00

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		2023	Estimated Cost
Work Statement for Year	Development Number/Name General Description of Major Work Categories		
	Housing Authority Wide		
	Operations(Operations (1406))		\$495,000.00
	Administration(Administration (1410)-Salaries)		\$206,618.00
	Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)		\$206,618.00
	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)		\$176,110.00
	Subtotal of Estimated Cost		\$1,084,346.00

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
Housing Authority Wide		
Operations(Operations (1406))		\$465,000.00
Administration(Administration (1410)-Salaries)		\$206,618.00
Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)		\$206,618.00
Subtotal of Estimated Cost		\$878,236.00

Form HUD-50075.2(4/2008)

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Administration(Administration (1410)-Salaries)		\$206,618.00
Fee's and Costs(Contract Administration (1480)-Other Fees and Costs)		\$206,618.00
Operations(Operations (1406))		\$495,000.00
Vehicles for Operations(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)		\$126,320.00
Subtotal of Estimated Cost		\$1,034,556.00

Form HUD-50075.2(4/2008)

ATTACHMENT 2: STATEMENT OF SIGNIFICANT AMENDMENT/MODIFICATION TO THE CAPITAL FUND FIVE- YEAR ACTION PLAN

Statement of Significant Amendment/Modification to the CFP 5-Year Action Plan

Below is a copy of the signed Significant Amendment/Modification document as included in NHA’s 5-year plan, and 2020 Annual Plan, still effective for the 2022 Annual Plan.

Statement of Significant Amendment/Modification to the CFP 5-Year Action Plan

HUD requires that a PHA must set forth the basic criteria that will be used for denoting a significant amendment/modification from its CFP 5-Year Action Plan. The NHA defines the following actions as being a significant amendment or modification.

1. CFP Financing for redevelopment/substantial rehabilitation of a development.
2. CFP Funds (hard costs) to be used for the Development of Mixed - Finance Project.
3. CFP funds to be used for the demolition/disposition of a development.

The significant amendments and modifications will be carried out in accordance with HUD's CFP final rule.



Adam Bovilsky, Executive Director

07/23/2019

Date

Statement of Significant Amendment/Modification to the CFP 5-Year Action Plan

HUD requires that a PHA must set forth the basic criteria that will be used for denoting a significant amendment/modification from its CFP 5-Year Action Plan. The NHA defines the following actions as being a significant amendment or modification.

1. CFP Financing for redevelopment/substantial rehabilitation of a development.
2. CFP Funds (hard costs) to be used for the Development of Mixed – Finance Project.
3. CFP funds to be used for the demolition/disposition of a development.

The significant amendments and modifications will be carried out in accordance with HUD’s CFP final rule.



05/11/2021

Adam Bovilsky, Executive Director

Date

ATTACHMENT 3: CAPITAL FUND ANNUAL STATEMENT

Included within the following pages is *Form HUD-50075.1, Annual Statement/Performance and Evaluation Report*.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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

Part I: Summary		FFY of Grant:2022
PHA Name: Housing Authority Of The City Of Norwalk	Grant Type and Number Capital Fund Program Grant No. CT26P00250122 Replacement Housing Factor Grant No. Date of CFFP:	FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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
		Original Revised (2) Obligated Expended
1	Total non-CFP Funds	
2	1406 Operations	\$495,000.00
3	1408 Management Improvement	
4	1410 Administration	\$206,618.00
5	1480 General Capital Activity	\$1,364,562
6	1492 MovingToWorkDemonstration	
7	1501 Collater Exp / Debt Srvc	
8	1503 RAD-CTP	
9	1504 Rad Investment Activity	
10	1505 RAD-CPT	
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)	

(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 include here

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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

Part I: Summary		FFY of Grant: 2022			
PIHA Name: Housing Authority Of The City Of Norwalk		FFY of Grant Approval: Capital Fund Program Grant No. CT26P00250122 Replacement Housing Factor Grant No. Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies () <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
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,066,180.00			

(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 CFF Grants for operations
 (4) RHP funds shall be include here

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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

Part I: Summary		FFY of Grant:2022
PHA Name: Housing Authority Of The City Of Norwalk	Grant Type and Number Capital Fund Program Grant No. CT26P002501212 Replacement Housing Factor Grant No. Date of CFFP:	FFY of Grant Approval:
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 Actual Cost ⁽¹⁾
		Original Revised ⁽²⁾ Obligated Expended
22	Amount of line 21 Related to LBP Activities	
23	Amount of line 21 Related to Section 504 Activities	
24	Amount of line 21 Related to Security - Soft Costs	
25	Amount of line 21 Related to Security - Hard Costs	
26	Amount of line 21 Related to Energy Conservation Measures	

Signature of Executive Director	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 include 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
 2577-0274
 02/28/2022

Part II: Supporting Pages									
PHA Name: Housing Authority Of The City Of Norwalk		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPP(Yes/No):			CT26P00250122		Federal FFY of Grant: 2022		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
Not associated with any specific development	Operations (Operations (1406)) Description : Operations	1406		\$495,000.00					
Not associated with any specific development	Administration (Administration (1410)) Description : Administration	1410		\$206,618.00					
Not associated with any specific development	Fees and Costs (Contract Administration (1480)) Description : Fees and Cost's	1480		\$206,618.00					

(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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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

Part II: Supporting Pages											
PHA Name: Housing Authority Of The City Of Norwalk		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFFP(Ys/No):			Total Estimated Cost			Total Actual Cost		Status of Work	
		CT56P00250122			Original		Revised (1)		Funds Obligated	Funds Expended	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised (1)	Funds Obligated	Funds Expended				
CT002000005 - 20 WEST AVENUE	Replace bathrooms ; toilets; cabinets; lighting; flooring; painting at 20W. (Dwelling Unit-interior(1480),	1480		\$460,000.00							
CT002000007- KING KENNEDY	Replace sidewalks at King Kennedy with new concrete sidewalks and landscaping. (Dwelling Unit-Exterior (1480))	1480		\$130,944.00							
CT002000006 - MEADOW GARDENS	Replace bathrooms at Main Ave. Apts.(Dwelling Unit-Interior (1480)) Description : Replace bathrooms.	1480		\$260,000.00							

(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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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

Part II: Supporting Pages									
PHA Name: Housing Authority Of The City Of Norwalk		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPPYs/No:			Federal FFY of Grant: 2022				
		CT26P00250122							
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	Funds Expended		
CT002000006 - MEADOW GARDENS	Replace windows, siding and front and rear entry doors at Main Avenue (Dwelling unit - exterior 1480)	1480		\$307,000.00					
	Total:			\$2,066,180.00					

(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

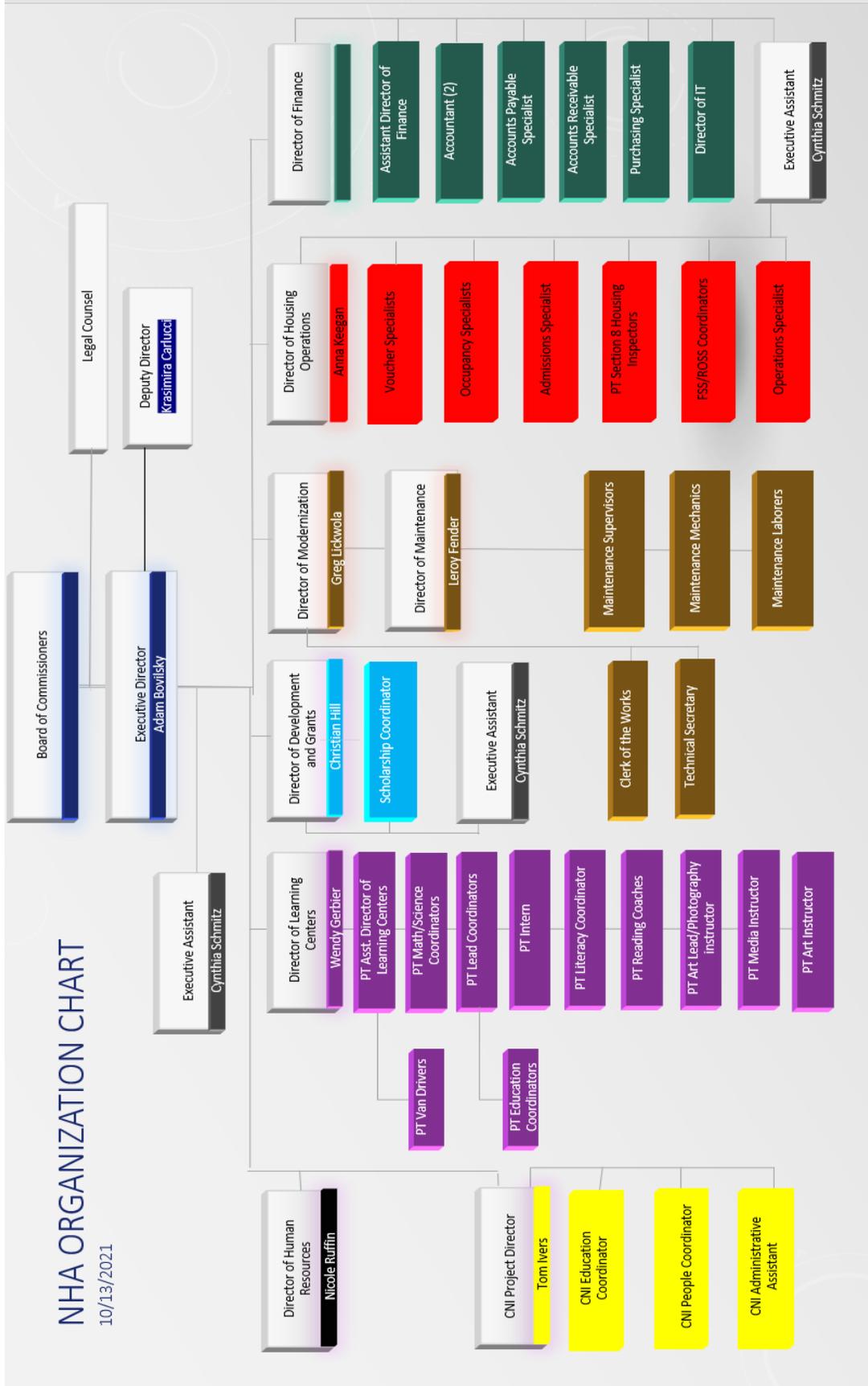
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority Of The City Of Norwalk					
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	
	5/1/2024		5/1/2026		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

ATTACHMENT 4: NHA ORGANIZATION CHART (OCTOBER 2021)



ATTACHMENT 5: FY 2021 GRANTS

NHA has received the following grants:

- ROSS Grant, awarded March 2019, expires March 31, 2022: \$239,250
 - New ROSS Grant application has been submitted.
- FSS Annual Grants, awarded January 2020: \$144,000
 - Annual FSS Coordinator application has been submitted.
- Department of Education Grant, awarded 2020, expired June 30, 2021: \$169,660
- Ritter Family Foundation Grant, awarded 2020, expired September 30, 2021: \$88,092

ATTACHMENT 6: RESIDENT ADVISORY BOARD (RAB) MEMBERS LIST

Leathia Preston	Ida Robinson	Daisy Franklin
Clara Welfare	Annette Wiley	Mr. Raymond Dunlap President
Ms. Nadine Delcin	Briggettie Grant	Richard Glica
Ora Scott	Vivian Rice	Brenda Adgerson
Thomasina McClendon, President	Ella Dunlap	Mr. Kevin Haynes
Janice Carter	Migdalia Rivas	Ms. Pamela Moultrie
Jessica Joseph		

ATTACHMENT 7: HCV PAYMENT STANDARDS (EFFECTIVE 1/1/2022)

Low and Moderate Census Tracts: 432, 434, 437, 438, 440, 441, 442, 444, 445
 With All Utilities Included

0 BEDROOM	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
\$1,566.00	\$1,945.00	\$2,297.00	\$2,840.00	\$3,148.00

2021 Payment Standards

0 BEDROOM	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
\$1,331.00	\$1,670.00	\$2,056.00	\$2,585.00	\$2,802.00

Middle & Upper Census Tracts: 425, 426, 427, 428, 430, 431, 432, 435, 436, 439, 443, 446

With All Utilities Included

0 BEDROOM	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
\$1,672.00	\$2,077.00	\$2,453.00	\$3,033.00	\$3,362.00

2021 Payment Standards

0 BEDROOM	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS
\$1,421.00	\$1,783.00	\$2,154.00	\$2,683.00	\$2,992.00

ATTACHMENT 8: HCV UTILITY ALLOWANCES

ATTACHMENT 9: SOUNDVIEW LANDING SECTION 8 UTILITY ALLOWANCES

**NORWALK HOUSING AUTHORITY-SKYLER LANDING
UTILITY ALLOWANCES - CONSUMPTIONS**

SECTION 8

09/14/21

Section 8 for 2022

Detached Single Family

Sq. Ft.	1 BR 600			2 BR 850			3 BR 1,000			4 BR 1,200		
Heating												
Natural Gas (ccf)	48	\$ 1.76	\$ 84.48	56	\$ 1.76	\$ 98.56	65	\$ 1.76	\$ 114.40	80	\$ 1.76	\$ 140.80
Oil (gallons)	35	\$ 2.45	\$ 85.75	40	\$ 2.45	\$ 98.00	47	\$ 2.45	\$ 115.15	58	\$ 2.45	\$ 142.10
Eversource Electric (kwh)	600	\$ 0.20	\$ 120.00	800	\$ 0.20	\$ 160.00	900	\$ 0.20	\$ 180.00	1,050	\$ 0.20	\$ 210.00
SNEW Electric (kwh)	600	\$ 0.16	\$ 96.00	800	\$ 0.16	\$ 128.00	900	\$ 0.16	\$ 144.00	1,050	\$ 0.16	\$ 168.00
TTD Electric (kwh)	600	\$ 0.14	\$ 84.00	800	\$ 0.14	\$ 112.00	900	\$ 0.14	\$ 126.00	1,050	\$ 0.14	\$ 147.00
Cooking												
Natural Gas (ccf)	6	\$ 1.76	\$ 10.56	8	\$ 1.76	\$ 14.08	10	\$ 1.76	\$ 17.60	12	\$ 1.76	\$ 21.12
Eversource Electric (kwh)	80	\$ 0.20	\$ 16.00	100	\$ 0.20	\$ 20.00	130	\$ 0.20	\$ 26.00	150	\$ 0.20	\$ 30.00
SNEW Electric (kwh)	80	\$ 0.16	\$ 12.80	100	\$ 0.16	\$ 16.00	130	\$ 0.16	\$ 20.80	150	\$ 0.16	\$ 24.00
TTD Electric (kwh)	80	\$ 0.14	\$ 11.20	100	\$ 0.14	\$ 14.00	130	\$ 0.14	\$ 18.20	150	\$ 0.14	\$ 21.00
Lighting/TV/Refrigerator												
Eversource Electric (kwh)	175	\$ 0.20	\$ 35.00	250	\$ 0.20	\$ 50.00	325	\$ 0.20	\$ 65.00	400	\$ 0.20	\$ 80.00
SNEW Electric (kwh)	175	\$ 0.16	\$ 28.00	250	\$ 0.16	\$ 40.00	325	\$ 0.16	\$ 52.00	400	\$ 0.16	\$ 64.00
TTD Electric (kwh)	175	\$ 0.14	\$ 24.50	250	\$ 0.14	\$ 35.00	325	\$ 0.14	\$ 45.50	400	\$ 0.14	\$ 56.00
Water Heating												
Natural Gas (ccf)	15	\$ 1.76	\$ 26.40	20	\$ 1.76	\$ 35.20	30	\$ 1.76	\$ 52.80	40	\$ 1.76	\$ 70.40
Oil (gallons)	11	\$ 2.45	\$ 26.95	15	\$ 2.45	\$ 36.75	22	\$ 2.45	\$ 53.90	29	\$ 2.45	\$ 71.05
Eversource Electric (kwh)	300	\$ 0.20	\$ 60.00	350	\$ 0.20	\$ 70.00	400	\$ 0.20	\$ 80.00	450	\$ 0.20	\$ 90.00
SNEW Electric (kwh)	300	\$ 0.16	\$ 48.00	350	\$ 0.16	\$ 56.00	400	\$ 0.16	\$ 64.00	450	\$ 0.16	\$ 72.00
TTD Electric (kwh)	300	\$ 0.14	\$ 42.00	350	\$ 0.14	\$ 49.00	400	\$ 0.14	\$ 56.00	450	\$ 0.14	\$ 63.00
Separate Gas Heaters (ccf)	12	\$ 1.76	\$ 21.12	16	\$ 1.76	\$ 28.16	24	\$ 1.76	\$ 42.24	32	\$ 1.76	\$ 56.32
Row Housing and Garden Apartments												
Sq. Ft.	1 BR 500			2 BR 750			3 BR 925			4 BR 1,050		
Heating												
Natural Gas (ccf)	40	\$ 1.76	\$ 70.40	50	\$ 1.76	\$ 88.00	60	\$ 1.76	\$ 105.60	70	\$ 1.76	\$ 123.20
Oil (gallons)	29	\$ 2.45	\$ 71.05	36	\$ 2.45	\$ 88.20	43	\$ 2.45	\$ 105.35	50	\$ 2.45	\$ 122.50
Eversource Electric (kwh)	500	\$ 0.20	\$ 100.00	675	\$ 0.20	\$ 135.00	775	\$ 0.20	\$ 155.00	950	\$ 0.20	\$ 190.00
SNEW Electric (kwh)	500	\$ 0.16	\$ 80.00	675	\$ 0.16	\$ 108.00	775	\$ 0.16	\$ 124.00	950	\$ 0.16	\$ 152.00
TTD Electric (kwh)	500	\$ 0.14	\$ 70.00	675	\$ 0.14	\$ 94.50	775	\$ 0.14	\$ 108.50	950	\$ 0.14	\$ 133.00
High Rise Apartment-Elevator-Over 3 stories												
Sq. Ft.	1 BR 425			2 BR 675			3 BR 850			4 BR 925		
Heating												
Natural Gas (ccf)	35	\$ 1.76	\$ 61.60	45	\$ 1.76	\$ 79.20	55	\$ 1.76	\$ 96.80	60	\$ 1.76	\$ 105.60
Oil (gallons)	25	\$ 2.45	\$ 61.25	33	\$ 2.45	\$ 80.85	40	\$ 2.45	\$ 98.00	43	\$ 2.45	\$ 105.35
Eversource Electric (kwh)	400	\$ 0.20	\$ 80.00	550	\$ 0.20	\$ 110.00	700	\$ 0.20	\$ 140.00	850	\$ 0.20	\$ 170.00
SNEW Electric (kwh)	400	\$ 0.16	\$ 64.00	550	\$ 0.16	\$ 88.00	700	\$ 0.16	\$ 112.00	850	\$ 0.16	\$ 136.00
TTD Electric (kwh)	400	\$ 0.14	\$ 56.00	550	\$ 0.14	\$ 77.00	700	\$ 0.14	\$ 98.00	850	\$ 0.14	\$ 119.00
Service Charges												
Eversource Gas		\$ 17.00		\$ 17.00		\$ 17.00		\$ 17.00		\$ 17.00		\$ 17.00
Eversource Electric		\$ 9.62		\$ 9.62		\$ 9.62		\$ 9.62		\$ 9.62		\$ 9.62
SNEW		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00
TTD		\$ 8.00		\$ 8.00		\$ 8.00		\$ 8.00		\$ 8.00		\$ 8.00
Range		\$ 7.00		\$ 7.00		\$ 7.00		\$ 7.00		\$ 7.00		\$ 7.00
Refrigerator		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00		\$ 9.00
Total Allowance												

9/14/2021 RATE

Eversource Gas	1.76
Eversource Electric	0.20
SNEW	0.16
TTD	0.14
Cash for Oil-CC price	2.45

serv chg:

17.00
9.62
9.00
8.00

ATTACHMENT 10: MONTEREY DEVELOPMENT UTILITY ALLOWANCES

NORWALK HOUSING AUTHORITY		UTILITY ALLOWANCES - CONSUMPTIONS													
MONTEREY 2022		WITH HIGH CEILINGS													
<u>Row Housing and Garden Apartments</u>		1 BR		2 BR		3 BR		4 BR							
		500		750		925		1,050							
		rate		rate		rate		rate							
Cooking															
Natural Gas (ccf)	6	\$ 1.76	\$ 10.56	8	\$ 1.76	\$ 14.08	10	\$ 1.76	\$ 17.60	12	\$ 1.76	\$ 21.12			
Lighting/TV/Refrigerator															
Electric (kwh)	175	\$ 0.16	\$ 28.00	250	\$ 0.16	\$ 40.00	325	\$ 0.16	\$ 52.00	400	\$ 0.16	\$ 64.00			
Water Heating															
Natural Gas (ccf)	15	\$ 1.76	\$ 26.40	20	\$ 1.76	\$ 35.20	30	\$ 1.76	\$ 52.80	40	\$ 1.76	\$ 70.40			
Heating															
Natural Gas (ccf)	50	\$ 1.76	\$ 88.00	63	\$ 1.76	\$ 110.00	75	\$ 1.76	\$ 132.00	88	\$ 1.76	\$ 154.00			
Service Charges															
Eversource-Gas			\$ 17.00			\$ 17.00			\$ 17.00			\$ 17.00			\$ 17.00
SNEW			\$ 9.00			\$ 9.00			\$ 9.00			\$ 9.00			\$ 9.00
Total Allowance-			\$ 179			\$ 225			\$ 280			\$ 336			\$ 336
Total Allowance			\$ 179			\$ 225			\$ 280			\$ 336			\$ 336

NORWALK HOUSING AUTHORITY UTILITY ALLOWANCES - CONSUMPTIONS									
MONTEREY 2022									
Row Housing and Garden Apartments									
Sq. Ft.	1 BR 500	2 BR 750	3 BR 925	4 BR 1,050					
Heating									
Natural Gas (ccf)	40 \$ 1.76	\$ 70.40 50 \$ 1.76	\$ 88.00 60 \$ 1.76	\$ 105.60 70 \$ 1.76					\$ 123.20
Cooking									
Natural Gas (ccf)	6 \$ 1.76	\$ 10.56 8 \$ 1.76	\$ 14.08 10 \$ 1.76	\$ 17.60 12 \$ 1.76					\$ 21.12
Lighting/TV/Refrigerator									
Electric (kwh)	175 \$ 0.16	\$ 28.00 250 \$ 0.16	\$ 40.00 325 \$ 0.16	\$ 52.00 400 \$ 0.16					\$ 64.00
Water Heating									
Natural Gas (ccf)	15 \$ 1.76	\$ 26.40 20 \$ 1.76	\$ 35.20 30 \$ 1.76	\$ 52.80 40 \$ 1.76					\$ 70.40
Service Charges									
Eversource Gas		\$ 17.00	\$ 17.00	\$ 17.00					\$ 17.00
SNEW		\$ 9.00	\$ 9.00	\$ 9.00					\$ 9.00
Total Allowance		\$ 161	\$ 203	\$ 254					\$ 305
Total Allowance		\$ 161	\$ 203	\$ 254					\$ 305

ATTACHMENT 11: 2022 UTILITY ALLOWANCES BY AMP

UTILITY ALLOWANCES 4/1/2022										
Proj. Name	AMP #	# of BR	# of Units	ccf	\$	kwh	\$	STOVES & F		ADJUSTED
								\$	\$16	
									\$16	
									\$16	
									\$16	
Roodner Court	2	1 BR	22	0	\$0	280	\$66	\$66	\$16	\$ 82
Eversource		2 BR	79	0	\$0	346	\$79	\$79	\$16	\$ 95
		3 BR	78	0	\$0	405	\$91	\$91	\$16	\$ 107
		4 BR	26	0	\$0	461	\$102	\$102	\$16	\$ 118
		5 BR	13	0	\$0	509	\$111	\$111	\$16	\$ 127
			218							
Senior Court	3	0 BR	20	0	\$0	257	\$61	\$61	\$16	\$ 77
Eversource		1 BR	40	0	\$0	278	\$65	\$65	\$16	\$ 81
			60							
Irving Freese	4	1 BR	59	0	\$0	281	\$66	\$66	\$16	\$ 82
Eversource		2 BR	1	0	\$0	350	\$80	\$80	\$16	\$ 96
			60							
John Shostak	4	1 BR	40	0	\$0	656	\$141	\$141	\$16	\$ 157
Eversource			40							
Leroy Downs	5	0 BR	20	0	\$0	258	\$50	\$50	\$16	\$ 66
SNEW		1 BR	26	0	\$0	268	\$52	\$52	\$16	\$ 68
		2 BR	3	0	\$0	328	\$61	\$61	\$16	\$ 77
			49							
20 West	5	1BR	54						\$16	\$ 16
			54							
Meadow Gardens	6	3 BR	54	70	\$140	317	\$60	\$200	\$16	\$ 216
SNEW & Eversource Gas			54							
Seaview	6	1 BR	11	0	\$0	1010	\$149	\$149	\$16	\$ 165
TTD		2 BR	23	0	\$0	1488	\$216	\$216	\$16	\$ 232
			34							
Elmwood	6	3 BR	4	0	\$0	1920	\$316	\$316	\$16	\$ 332
SNEW			4							
Chapel Street	6	2 BR	18	26	\$63	760	\$162	\$224	\$16	\$ 240
Eversource Elec & Gas		3 BR	11	31	\$72	1085	\$227	\$298	\$16	\$ 314
			29							
Main Avenue	6	3 BR	25	71	\$142	401	\$90	\$232	\$16	\$ 248
Eversource Elec & Gas			25							
Fairfield Avenue	7	0 BR	4	0	\$0	256	\$50	\$50	\$16	\$ 66
SNEW		1 BR	4	0	\$0	286	\$55	\$55	\$16	\$ 71
		2 BR	21	0	\$0	344	\$64	\$64	\$16	\$ 80
			29							
King Kennedy	7	1 BR	2	30	\$70	310	\$59	\$128	\$16	\$ 144
SNEW & Eversource Gas		2 BR	3	38	\$84	409	\$74	\$158	\$16	\$ 174
		3 BR	18	59	\$121	469	\$84	\$205	\$16	\$ 221
		4 BR	8	77	\$153	525	\$93	\$246	\$16	\$ 262
			31							
Ludlow Village	7	0 BR	22	0	\$0	605	\$93	\$93	\$0	\$ 93
TTD		1 BR	8	0	\$0	605	\$93	\$93	\$0	\$ 93
			30							
TOTALS			717							\$ 4,200

ATTACHMENT 12: 2022 FLAT RENTS

Norwalk Housing Authority		Flat Rent (effective April 1, 2022)					
Flat Rents-2022**		0 BR	1BR	2BR	3BR	4BR	5BR
HUD New FMRS (September 2021)							21% of 4 Bdrm
	Stamford/Norwalk, CT	1,520	1,855	2,230	2,757	3,056	
Roodner Court-06854	80%		1,484	1,784	2,206	2,445	2,812
Allowance-Utility	Minus		82	95	107	118	127
Flat Rent			1,402	1,689	2,099	2,327	2,685
Senior Court-06851	80%	1,216	1,484				
Allowance-Utility	Minus	77	81				
Flat Rent		1,139	1,403				
Irving Freese-06851	80%		1,484	1,784			
Allowance-Utility	Minus		82	96			
Flat Rent			1,402	1,688			
Leroy Downs-06854	80%	1,216	1,484	1,784			
Allowance-Utility	Minus	66	68	77			
Flat Rent		1,150	1,416	1,707			
John Shostak-06851	80%		1,484				
Allowance-Utility	Minus		157				
Flat Rent			1,327				
20 West Avenue-06854	80%		1,484				
Allowance-Utility	Minus		16				
Flat Rent			1,468				
King Kennedy-06854	80%		1,484	1,784	2,206	2,445	
Allowance-Utility	Minus		144	174	221	262	
Flat Rent			1,340	1,610	1,985	2,183	
Meadow Gardens-06854	80%				2,206		
Allowance-Utility	Minus				216		
Flat Rent					1,990		
Seaview-06855	80%		1,484	1,784			
Allowance-Utility	Minus		165	232			
Flat Rent			1,319	1,552			
Elmwood-06854	80%				2,206		
Allowance-Utility	Minus				332		
Flat Rent					1,874		
Fairfield Avenue-06854	80%	1,216	1,484	1,784			
Allowance-Utility	Minus	66	71	80			
Flat Rent		1,150	1,413	1,704			
Chapel Street-06851	80%			1,784	2,206		
Allowance-Utility	Minus			240	314		
Flat Rent				1,544	1,892		
Main Avenue-06851	80%				2,206		
Allowance-Utility	Minus				248		
Flat Rent					1,958		
Ludlow Village-06855	80%	1,216	1,484				
Allowance-Utility	Minus	93	93				
Flat Rent		1,123	1,391				
			1 BR	2 BR	2 BR	3 BR	4 BR
			Midrise	Midrise	TwnHse	TwnHse	TwnHse
Soundview Landing-06854	80%		1,484	1,784	1,784	2,206	2,445
Allowance-Utility	Minus		54	71	221	274	334
Flat Rent			1,430	1,713	1,563	1,932	2,111

**All Flat Rents Based Upon Hypothetical Small Area FMRS by zip code

ATTACHMENT 13: STANDARD MAINTENANCE CHARGES

ATTACHMENT G: STANDARD MAINTENANCE CHARGES
EFFECTIVE 4/1/2022:

<u>PLUMBING – PL 1000</u>	<u>PARTS COST</u>	<u>LABOR COST</u>	<u>TOTAL COST</u>
Replace sink stopper	\$2.19	\$11.65 –1/4 hour	\$13.84
Replace bathtub diverter	\$17.30	\$23.37 –1/2 hour	\$40.67
Replace toilet handle	\$20.98	\$23.37 –1/2 hour	\$44.35
Replace faucet – kitchen	\$57.75	\$46.74 –1 hour	\$104.49
Replace faucet – bathroom	\$50.40	\$93.48 - 2 hours	\$143.88
Replace toilet	\$197.40	\$140.22 - 3 hours	\$337.62
Replace handicapped toilet	\$203.70	\$140.22 - 3 hours	\$343.92
Replace toilet seat	\$34.60	\$23.37– 1/2 hour	\$57.97
Replace handicap toilet seat	\$59.19	\$23.37– 10/2 hour	\$82.56
Replace Bathroom vanity	\$103.95	\$46.74 - 1 hour	\$150.69

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

Monday-Friday	\$92.53
Saturday & Nights after 4:30 pm	\$138.79
Sunday	\$185.05
Mainline Stoppage	No Charge
Mainline Stoppage due to tenant negligence	Actual Labor & 3 rd party cost

ELECTRIC – EL2000 WEEKDAYS ONLY

Replace outlet	\$10.49	\$23.37 – 1/2 hour	\$33.86
Replace switch	\$5.43	\$23.37 – 1/2 hour	\$28.80
Replace light switch cover	\$4.17	\$11.65 – 1/4 hour	\$15.82
Replace hall light fixture	\$36.72	\$23.37 – 1/2 hour	\$60.09
Replace smoke detector	\$28.86	\$11.65 – 1/4 hour	\$40.51
Replace smoke detector battery	\$8.06	\$11.65 – 1/4 hour	\$19.71
Intercom repairs	Actual Cost	Actual Cost	
Replace globe	\$18.90	\$23.37 – 1/2 hour	\$42.27
Replace light bulb	\$6.07	\$11.65 – 1/4 hour	\$17.72
Replace fluorescent light bulb	\$15.72	\$11.65 – 1/4 hour	\$27.37

CARPENTRY – CA3000

Wall repair	Actual Cost	Actual Hours @ \$46.74 per hour	
Replace interior door	\$37.80	\$46.74-1 hour	\$84.54
Replace interior door knob	\$ 9.42	\$23.37-1/2 hour	\$32.79
Replace closet door	\$37.80	\$46.74-1 hour	\$84.54
Replace closet rod pole	\$29.38	+Actual Hours @ \$46.74 per hour	
Replace closet storage/shelf system	\$11.36	+Actual Hours @ \$46.74 per hour	

STANDARD MAINTENANCE CHARGES EFFECTIVE 4/1/22:

<u>PAINT – PA 4000</u>	<u>PARTS COST</u>	<u>LABOR COST</u>	<u>TOTAL COST</u>
Repaint due to graffiti/Dark colors		Actual Cost	Actual hours
Paint unit			
Bedrooms			
0	Actual Cost of additional coat(s)		
1	Actual Cost of additional coat(s)		
2	Actual Cost of additional coat(s)		
3	Actual Cost of additional coat(s)		
4	Actual Cost of additional coat(s)		
5	Actual Cost of additional coat(s)		

HARDWARE – HW6000

Replace building entry door	Actual Cost of labor & materials		
Replace building entry door closer	Actual Cost of labor & materials		
Replace building entry door - panic bar	Actual Cost of labor & materials		
Replace building entry door lock	Actual Cost of labor & materials		
Replace building entry door knob	Actual Cost of labor & materials		
Replace apt. entry door	Actual Cost of labor & materials		
Replace apt entry door cylinder lock	\$26.25	\$46.74 1 hour	\$72.99
Replace apt. door key	\$10.50	\$11.65 1/4 hour	\$22.15

MAILBOXES – MB7000

Replace doors	Actual Cost		
Replace keys	\$10.50	\$11.65 1/4 hour	\$22.15
Replace lock	\$21.00	\$46.74 1 hour	\$67.74
Replace mailbox	Actual Cost		

LABOR RATES

	Laborer	Mechanic	Supervisor
Normal Business Hours (8:00 a.m.-4:30 p.m.)	N/A	\$46.74	\$51.89
4:30 pm.-8:00 a.m. (Mon.-Fri.)	N/A	\$70.11	\$77.84
Saturday	N/A	\$70.11	\$77.84
Sunday and Holidays	N/A	\$93.48	\$103.78

LOCK-OUTS

	<u>SET RATE</u>
Day time service call	\$46.26
Night time service call	\$69.39

STANDARD MAINTENANCE CHARGES EFFECTIVE 4/1/22:

<u>MISCELLANEOUS</u>	<u>SET RATE</u>
Clean out of vacated apartment unit	Hours X number of men X \$46.74 + Dump Fees
Car parked on grass or sidewalk areas	Cost of 3 rd party towing service
Abandoned cars registered to anyone on lease	Cost of 3 rd party Removal
A/C installation/removal	\$46.74
Blocked Egress 1 st Time	Written warning notice
2 nd Time	Eviction
Cleaning of Carpet	Actual Cost of labor
Drying clothes on fences, decks, etc.	Written warning notice
Fence removal	Actual Cost of labor
Graffiti removal - exterior	Actual Cost of labor
Misuse/Swapping of parking stickers	Eviction
Not Prepared for Bed Bug Extermination 1 st Time	3 rd party Charge
2 nd Time	3 rd party Charge
3 rd Time	Eviction
Painting/patching holes in ceiling and wall	Actual Cost of labor & materials
Painting Unit other than Light Colors/ Wall Paper/Boarders Actual	Cost to Repaint (up to 2 coats)
Removal of holiday decorations	Actual Cost of labor
Storage/removal of items on fire escape, porches or hallways	Actual Cost of labor
Trash Found and Identified 1 st Time	Written warning notice
or Household Debris outside unit 2 nd Time	Eviction
Unacceptable Window Dressings: sheet, towel etc.	
1 st Time	Written warning notice
2 nd Time	Actual Cost to remove
3 rd Time	Eviction
Unauthorized pet	Eviction
Key Fob Replacement	\$78.75
Unit with Gas or Electricity shut off	Eviction
Unit without stove or refrigerator	Eviction
<u>GLASS WINDOW</u>	Actual Cost
Rescreen Patio/Storm Door/Windows	Actual Cost
Storm Door Screen with Frame	Actual Cost

**NOTE: Actual Costs include both materials & labor
ALL NIGHT & WEEKEND CALLS WILL HAVE ½ HR OF TRAVEL TIME ADDED**

UPDATED 10/04/2021

ATTACHMENT 14: FINANCIAL RESOURCES

Financial Resources Planned Sources and Uses April 1, 2022- March 31, 2023		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	\$3,974,684	Operations
b) Public Housing Capital Fund	\$1,401,652	Capital Improvemnts
d) Annual Contributions for Section 8 Tenant-Based Assistance+ RAD Units	\$16,149,900	HAP payments
e) Other Federal Grants (list below) FSS and Ross	\$267,500	FSS/Homeownership Coordinators + Ross
f) Community Development Block Grant		Public Housing Improvements
Single Room Occupancy (8 units)	\$102,710	
2. Prior Year Federal Grants (unobligated funds)		
3. Public Housing Dwelling Rental Income		
Dwelling Rental Income	\$3,011,761	Operations
4. Other income (list below)		
Interest on General Fund Investments	\$42,269	Operations
Section 8 Administrative Fees	\$1,052,000	Operations
4. Non-federal sources (list below)		
State Multi-Family (278 units)	\$7,419,346	Housing Operations
State of CT DOE	\$161,178	Reading Program
Total Resources	\$33,583,000	

ATTACHMENT 15: TENANT STATISTICAL REPORTING

10/15/2021
12:09:45 PM
mayala

Tenant Statistical Reporting
S8 - Tenant Stats - Standard Summary Rpt
Summary Statistics I
Income Table:

10/15/2021
12:09:45 PM
mayala

ORDER BY: PROJECT_ID ASC; L_NAME ASC; F_NAME ASC; M_INITIAL ASC
10/15/21 current number of active Section 8 tenants
ent: 902
inc: 19,107,472.00

F:\HMS\REPORTS\stats1.qrp

Summary Statistics I
Counts and Percentages are based on Record Count & Criteria Chosen

	Count	PCT	Avg Age	Count	PCT
Male:	145	16.0754%	54.58	902	100.0000%
Female:	755	83.7029%	50.03	0	0.0000%
Elderly:	205	22.7273%	70.03	0	0.0000%
Non-Elderly:	697	77.2727%	45.00	0	0.0000%
Disabled:	314	34.8115%	56.73	0	0.0000%
Non-Disabled:	588	65.1885%	47.47	0	0.0000%
FSS:	56	6.2084%	42.75	0	0.0000%
WTW:	4	0.4435%	51.00	0	0.0000%

Race Codes:

W - White:	438	48.5588%
B - Black/African American:	457	50.6652%
N - American Indian/Alaska Native:	1	0.1109%
A - Asian:	4	0.4435%
P - Native Hawaiian/Other Pacific Islander:	4	0.4435%
O - Other:	4	0.4435%
D - Declined:	20	2.2173%

Ethnicity:

Hispanic or Latino:	274	30.3769%
Not Hispanic or Latino:	628	69.6231%
Declined:	0	0.0000%

Part-time Student:

	1	
--	---	--

Citizenship Code(s)

EC - EL Citizen:	861
EN - EI Noncitizen:	38
IN - Ineligible Noncitizen:	2
PV - Pending Verification:	0
XX - Info Not Required:	0

of households:

Families w Children:	902
Total Nr Children: (Y-only)	382
# in Family:	707
record ent:	1980
	902

10/15/21 current number of active Section 8 tenants
(40 South Main', 'Disabled Vouchers', 'FSS Escrow', 'Family Unification', 'Homeownership', 'Incoming Portables', 'Mainstream (19)', 'Outgoing Portables', 'Relocation TPV', 'Trinity Soundview Landing PBV Phase 2', 'Trinity Soundview Landing PBV Phase 3', 'VASH', 'Voucher Project 002', 'Voucher Project 003', 'Voucher Project 004', 'Voucher Project 005', 'Voucher Project 006', 'Voucher Project 007')

12:13:58 PM
mayala

S8 - Tenant Stats - Standard Summary Rpt
Summary Statistics I

F:\HMS\REPORTS\stats1.qpp

Income Table:

ORDER BY: PROJECT_ID ASC; L_NAME ASC; F_NAME ASC; M_INITIAL ASC

10/15/21 current number of active MV tenants

cnt: 159

inc: 2,918,131.00

Summary Statistics I

Counts and Percentages are based on Record Count & Criteria Chosen

	Count	PCT	Avg Age	Count	PCT
Male:	25	15.7233%	47.60	159	100.0000%
Female:	134	84.2767%	47.21	0	0.0000%
Elderly:	28	17.6101%	68.36	0	0.0000%
Non-Elderly:	131	82.3899%	42.76	0	0.0000%
Disabled:	10	6.2893%	61.70	0	0.0000%
Non-Disabled:	149	93.7107%	46.30	0	0.0000%
FSS:	0	0.0000%	0.00	0	0.0000%
WTW:	1	0.6289%	35.00	0	0.0000%
Race Codes:					
W - White:	81	50.9434%		0	0.0000%
B - Black/African American:	78	49.0566%		0	0.0000%
N - American Indian/Alaska Native:	0	0.0000%		0	0.0000%
A - Asian:	0	0.0000%		0	0.0000%
P - Native Hawaiian/Other Pacific Islander:	0	0.0000%		0	0.0000%
O - Other:	3	1.8868%		13	8.1761%
D - Declined:	2	1.2579%		105	65.7233%
Ethnicity:					
Hispanic or Latino:	79	49.6855%	46.37	15	9.4339%
Not Hispanic or Latino:	80	50.3145%	48.16	0	0.0000%
Declined:	0	0.0000%	0.00	0	0.0000%
Part-time Student:	0			0	

H-Head of house:	0	0.0000%
S-Spouse:	0	0.0000%
K-Co head:	0	0.0000%
F-Foster child:	0	0.0000%
Y-Youth:	0	0.0000%
E-FT Student:	0	0.0000%
L-Live in aide:	0	0.0000%
A-Other Adult:	0	0.0000%
U-Unborn child:	0	0.0000%

Portability	
Port-In:	0
Port-Out:	0
# of Bedrooms	
0 -	0
1 -	13
2 -	105
3 -	26
4 -	15
5 -	0
6 -	0
7 -	0
8 -	0
over 8 -	0

Income	
X-Ext. Low(30% of Median):	
V-Very Low(50% of Median):	
L-Low(80% of Median):	
N-Not Low:	
Income	
Tier - 1	
Tier - 2	
Tier - 3	
Tier - 4	
Tier - 5	
Non-Low	

Citizenship Code(s)	
EC - EL Citizen:	103
EN - EL Noncitizen:	56
IN - Ineligible Noncitizen:	0
PV - Pending Verification:	0
XX - Info Not Required:	0

# of households:	159
Families w Children:	86
Total Nr Children: (Y-only)	139
# in Family:	373
record cnt:	159

10/15/21 current number of active MV tenants
(Monterey Village ENH, Monterey Village PB)

Tenant Statistical Reporting
PH - Tenant Stats - Standard Summary Rpt
Summary Statistics I

Income Table:

ORDER BY PROJECT_ID ASC; L_NAME ASC; F_NAME ASC; M_INITIAL ASC

	Count	PCT	Avg Age	Count	PCT
cnt: 422				422	100.0000%
inc: 10,137,576.00					
Male:	63	14.9289%	53.25		
Female:	359	85.0711%	47.60		
Elderly:	81	19.1943%	69.88		
Non-Elderly:	341	80.8057%	43.35		
Disabled:	59	13.9810%	59.49		
Non-Disabled:	363	86.0190%	46.64		
FSS:	34	8.0569%	40.68		
WTW:	0	0.0000%	0.00		
Race Codes:					
W - White:	211	50.0000%			
B - Black/African American:	216	51.1848%			
N - American Indian/Alaska Native:	0	0.0000%			
A - Asian:	0	0.0000%			
P - Native Hawaiian/Other Pacific Islander:	0	0.0000%			
O - Other:	4	0.9479%			
D - Declined:	12	2.8436%			
Ethnicity:					
Hispanic or Latino:	193	45.7346%	48.00		
Not Hispanic or Latino:	229	54.2654%	48.81		
Declined:	0	0.0000%	0.00		
Part-time Student:	7				

	Count	PCT
H-Head of house:	422	100.0000%
S-Spouse:	0	0.0000%
K-Co head:	0	0.0000%
F-Foster child:	0	0.0000%
Y-Youth:	0	0.0000%
E-FT Student:	0	0.0000%
L-Live in aide:	0	0.0000%
A-Other Adult:	0	0.0000%
U-Unborn child:	0	0.0000%
Portability		
Port-In:	0	
Port-Out:	0	
# of Bedrooms		
0 -	5	
1 -	50	
2 -	132	
3 -	188	
4 -	34	
5 -	13	
6 -	0	
7 -	0	
8 -	0	
over 8 -	0	

	Count	PCT
Income		
X-Ext. Low(30% of Median):		
V-Very Low(50% of Median):		
L-Low(80% of Median):		
N-Not Low:		
Income		
Tier - 1		
Tier - 2		
Tier - 3		
Tier - 4		
Tier - 5		
Non-Low		
# of households:	422	
Families w Children:	245	
Total Nr Children: (Y-only)	459	
# in Family:	1164	
record cnt:	422	

(25 Chapel Street,'356 Main Avenue,'36 Fairfield Avenue,'King-Kennedy Homes,'Meadow Gardens','Samuel Roodner Court','Seaview/Elmwood')

Tenant Statistical Reporting
 PH - Tenant Stats - Standard Summary Rpt
 Summary Statistics I

Income Table:

ORDER BY PROJECT_ID ASC; L_NAME ASC; F_NAME ASC; M_INITIAL ASC

Summary Statistics I			
Counts and Percentages are based on Record Count & Criteria Chosen			
	Count	PCT	Avg_Age
Male:	114	39.1753%	75.14
Female:	177	60.8247%	76.11
Elderly:	282	96.9072%	76.33
Non-Elderly:	9	3.0928%	57.11
Disabled:	49	16.8385%	72.20
Non-Disabled:	242	83.1615%	76.45
FSS:	0	0.0000%	0.00
WTW:	0	0.0000%	0.00
Race Codes:			
W - White:	168	57.7320%	
B - Black/African American:	116	39.8625%	
N - American Indian/Alaska Native:	1	0.3436%	
A - Asian:	7	2.4055%	
P - Native Hawaiian/Other Pacific Islander:	0	0.0000%	
O - Other:	1	0.3436%	
D - Declined:	4	1.3746%	
Ethnicity:			
Hispanic or Latino:	111	38.1443%	74.33
Not Hispanic or Latino:	180	61.8557%	76.59
Declined:	0	0.0000%	0.00
Part-time Student:			
	0		

	Count	PCT
H-Head of house:	291	100.0000%
S-Spouse:	0	0.0000%
K-Co head:	0	0.0000%
F-Foster child:	0	0.0000%
Y-Youth:	0	0.0000%
E-FT Student:	0	0.0000%
L-Live in aide:	0	0.0000%
A-Other Adult:	0	0.0000%
U-Unborn child:	0	0.0000%
Portability		
Port-In:	0	
Port-Out:	0	
# of Bedrooms		
0 -	62	
1 -	225	
2 -	4	
3 -	0	
4 -	0	
5 -	0	
6 -	0	
7 -	0	
8 -	0	
over 8 -	0	

Income	
X-Ext. Low(30% of Median):	
V-Very Low(50% of Median):	
L-Low(80% of Median):	
N-Not Low:	
Income	
Tier - 1	
Tier - 2	
Tier - 3	
Tier - 4	
Tier - 5	
Non-Low	

# of households:	291
Families w Children:	0
Total Nr Children: (Y-only)	0
# in Family:	332
record cnt:	291

('20 West Avenue','Irving Freese Apartments','John Shostak Apartments','LeRoy Down Apartments','Ludlow Village - Fed','Senior Court')

ATTACHMENT 16: FEDERAL BUDGET PHA PLAN 2022

NORWALK HOUSING AUTHORITY									
FEDERAL ASSET MANAGEMENT PROJECTS (AMPS)									
FYE MARCH 31, 2023		218	60	100	103	146	90	89	
	COCC	amp 2	amp 3	amp 4	amp 5	amp 6	amp 7	amp 9	
						MEADOW 54		amp 10	
	Central Office	ROODNER COURT	SENIOR COURT	FREESE 60 SHOSTAK 40	DOWNNS 49 20 WEST 54	CHAPEL 29 SEAVIEW 38 MAIN 25	LUDLOW 30 FAIRFIELD 29 KING 31	amp 11	AMP TOTAL
								Soundview	
OPERATING RECEIPTS:									
Dwelling Rental		1,039,068	202,457	305,045	311,719	724,209	429,263		3,011,761
Interest Income	813	593	163	272	280	397	245		1,951
Other Income	68,400	90,906	14,993	17,344	14,452	76,432	37,186		251,314
Management Fee	633,214								-
TOTAL OPER. RECEIPTS	702,427	1,130,568	217,613	322,661	326,451	801,039	466,694		3,265,027
OPERATING EXPENSE:									
\$ 70.00									
Management Fee		183,120	50,400	84,000	86,520	122,640	75,600	30,934	633,214
ADMINISTRATIVE EXPENSE									
Salaries	353,848								
Benefits	169,847								
Comp Admin Salaries	40,000								
Legal	3,546	17,991	5,270	8,719	8,827	12,384	12,087		65,279
Training	4,295	6,011	1,627	2,071	2,079	4,234	3,554		19,575
Travel	1,526	593	164	671	527	605	2,880		5,440
Accounting	800	7,900	2,000	3,500	3,600	4,300	4,200		25,500
Office Supplies and Expenses	54,667	95,555	49,307	49,116	54,634	77,734	54,636		380,983
TOTAL ADMINISTRATIVE	628,529	128,050	58,369	64,077	69,668	99,256	77,357	-	496,778
TENANT SERVICES									
Salaries		364,542	23,143	38,571	39,728	241,044	113,290		820,318
Comp Tenant Services		28,000	4,300	5,330	5,700	20,000	9,800		73,130
Benefits		174,980	11,108	18,514	19,070	115,701	54,379		393,753
Tenant Services		16,681	4,277	6,276	7,914	16,070	6,546		57,764
TOTAL TENANT SERVICES		584,203	42,828	68,691	72,412	392,815	184,016	-	1,344,965
UTILITIES									
Water	3,071	115,743	9,411	27,512	25,517	65,096	28,921		272,199
Electricity	20,621	36,586	11,932	48,971	112,336	19,316	73,728		302,869
Gas	5,424	169,747	31,184	55,120	29,348	4,107	2,354		291,860
Fuel							31,691		31,691
Performance contract		3,700	2,065	3,700	900	19,000	11,500		40,865
TOTAL UTILITIES	29,116	325,776	54,591	135,303	168,101	107,519	148,194	-	939,484
ORDINARY MAINTENANCE									
Labor		392,137	75,411	94,264	99,920	171,560	84,837		918,128
Labor Benefits		188,226	36,197	45,247	47,961	82,349	40,722		440,702
Comp Labor Salaries		41,000	15,500	15,400	19,800	24,000	11,900		127,600
Materials	2,425	122,353	26,479	61,947	65,192	68,820	61,366		406,158
Contract Costs	33,624	213,198	42,147	103,474	119,865	218,778	74,485		771,948
TOTAL MAINTENANCE	36,049	956,914	195,735	320,330	352,738	565,507	273,311	-	2,664,536
GENERAL EXPENSE									
Insurance	6,109	156,798	34,130	61,251	54,238	117,586	69,474		493,476
PILOT		71,699	14,993	17,344	14,452	63,569	29,257		211,314
Depreciation	2,625	9,598	518	866	3,316	9,124	880		24,302
Collection Loss		15,700	1,800	1,500	1,600	4,000	3,000		27,600
Extraordinary Maint Exp			10,000	15,000	20,500	18,400	4,500		68,400
Subsidy payments								278,407	278,407
TOTAL GENERAL	8,734	253,795	61,441	95,961	94,106	212,679	107,111	278,407	1,103,499
TOTAL EXPENDITURES	702,427	2,431,858	463,364	768,362	843,545	1,500,417	865,588	309,341	7,182,475
100.00%									
Subsidy		1,398,094	277,629	482,962	557,455	750,779	432,382	329,086	4,228,387
94.00%									
Subsidy		1,314,208	260,971	453,984	524,008	705,732	406,439	309,341	3,974,684
NET RECEIPTS (DEFICIT)	(0)	12,918	15,221	8,284	6,914	6,355	7,545	-	57,235

ATTACHMENT 17: PROPOSED CHANGES TO HCV ADMINISTRATIVE PLAN AND PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP)

Administrative Plan

NHA is revising its Administrative Plan policy as follows:

1. Subsidy Standards

Current PHA Policy

Applicable at move in or at time of moves.

NHA will assign one bedroom for each two persons within the household. Except in the following circumstances:

Persons of the opposite sex (other than spouses, cohead of household and children under age 6) will be allocated separate bedrooms.

Live-in aides will be allocated a separate bedroom, no additional bedrooms will be provided for the family members of the live-in aide.

Single person families will be allocated one bedroom, but may lease a studio.

Children ages 6 and under will not be allocated separate bedrooms regardless of gender.

Proposed PHA Policy

NHA will assign one bedroom for each two persons within the household. Except in the following circumstances:

Persons of different genders (other than spouses, cohead of household and children under age 6) will be allocated separate bedrooms. In the event that the PHA is notified that a member of the family has transitioned, bedrooms will be reapportioned as appropriate.

Live-in aides will be allocated a separate bedroom, no additional bedrooms will be provided for the family members of the live-in aide.

Single person families will be allocated one bedroom.

Children ages 6 and under will not be allocated separate bedrooms regardless of gender.

2. Allowable Child Care Costs

Current PHA Policy

Care 4 Kids

The Department of Social Services Care 4 Kids' payment formula for unlicensed care takers is one third of the state current minimum wage. NHA proposed to use this formula to calculate unlicensed care takers payment rates. NHA proposes to cap rates as follows:

Full-time (40+ hours) \$149.00

Part-time (20+ hours) \$89.00

As per NHA's Administrative Plan: for licensed care takers, childcare cannot exceed the lowest paid family member's income. The family may provide information that supports a request to designate another family member as the person enabled to work. These will become effective for recertifications beginning January 1, 2020.

Proposed Policy

The Department of Social Services Care 4 Kids' payment formula for unlicensed care takers is one third of the state current minimum wage. NHA proposed to use this formula to calculate unlicensed care takers payment rates. NHA proposes to cap rates as follows:

Full-time (40+ hours) \$173.00

Part-time (20+ hours) \$104.00

As per NHA's Administrative Plan: for licensed care takers, childcare cannot exceed the lowest paid family member's income. The family may provide information that supports a request to designate another family member as the person enabled to work. These will become effective for recertifications beginning January 1, 2022.

ACOP

NHA is updating its ACOP as follows:

1. *Occupancy Standards*

NHA is changing the Occupancy Standards for Soundview Landing to take into account the square footage of bedrooms.

Current policy states 2 children per bedroom

Proposed policy: 1 person per bedroom 120 sq ft or less and 2 persons per bedroom 120 sq ft or larger

In addition, NHA has added the following language to its overall Occupancy Standards:

In the event that the PHA is notified that a member of the family has transitioned, bedrooms will be reapportioned as appropriate.

2. *Appliances*

NHA will be providing stove and refrigerators in newly-vacant units rather than requiring the family to provide these appliances. New language is being added to NHA’s ACOP to address unusable appliances. New policy is as follows:

Appendix T: Appliances

Within fifteen (15) days of move in, the NHA will provide a stove and refrigerator to new tenants. The NHA may provide a stove and refrigerator at tenant transfer, and in other circumstances on a case-by-case basis, at the NHA’s discretion.

If a stove or refrigerator is rendered unusable through no fault of the tenant or tenant’s guest(s), and cannot be repaired in a reasonable amount of time, the tenant will be given a per diem amount to cover the cost of food during the time of repair. See chart below for coverage amounts per day. In no event will the NHA be responsible for the cost of spoiled food from a broken refrigerator, or for appliances that are unusable due to circumstances out of NHA’s control, such as an extended power outage.

Household Size	Amount per Day
1 tenant	\$20.00
2 – 4 tenants	\$40.00
5 + tenants	\$60.00

3. *Screening for Suitability*

In order to better accommodate the situation of the homeless, NHA is adding the following language to its screening policies:

Homeless applicants will be given an opportunity to demonstrate that their low credit scores are related to their homelessness or the cause thereof. NHA will review the information provided to determine if the credit score criteria may be waived.

4. *Over-Income Families [24 CFR 960.261; FR Notice 7/26/18; Notice PIH 2019-11]*

The Housing Opportunity Through Modernization Act (HOTMA) of 2016 placed an income limitation on public housing tenancies. The over-income requirement states that after a family's adjusted income has exceeded 120 percent of area median income (AMI) (or a different limitation established by the secretary) for two consecutive years, the PHA must either terminate the family's tenancy within six months of the determination, or charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations.

If two years after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, the NHA's policy is to charge the family a rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit. The PHA will notify the family in writing of their new rent amount. The new rent amount will be effective 30 days after the PHA's written notice to the family

NHA will not evict or terminate the tenancies of families whose income exceeds the income limit for program eligibility as described at 24 CFR 960.261.

Notice PIH 2019-11 requires that PHAs publish over-income limits in their ACOP and update them no later than 60 days after HUD publishes new income limits each year. The over-income limit is calculated by multiplying the very low-income limit (VLI) by 2.4, as adjusted for family size.

FY 2021 Very-Low Income limits as published by HUD are shown below. In response to these, Over-Income Limits are updated as shown.

Family Size	1	2	3	4	5	6	7	8
Very-Low Income Limit	\$52,700	\$60,200	\$67,750	\$75,250	\$81,300	\$87,300	\$93,350	\$99,350
Over-Income Limit	\$126,480	\$144,480	\$162,600	\$180,600	\$195,120	\$209,520	\$224,040	\$238,440

For families larger than 8 persons, the over-income limit will be calculated by multiplying the applicable very-low income limit by 2.4.

Homeownership Programs

NHA is updating its Homeownership program policy to add the following qualifications:

Families must have a minimum credit score of 650 across all three credit bureaus (Equifax, TransUnion, Experian), and must demonstrate savings accumulated over time.

Language also specifies that residents of state funded developments (Monterey Village, Colonial Village, 16 School Street) are not eligible to participate.

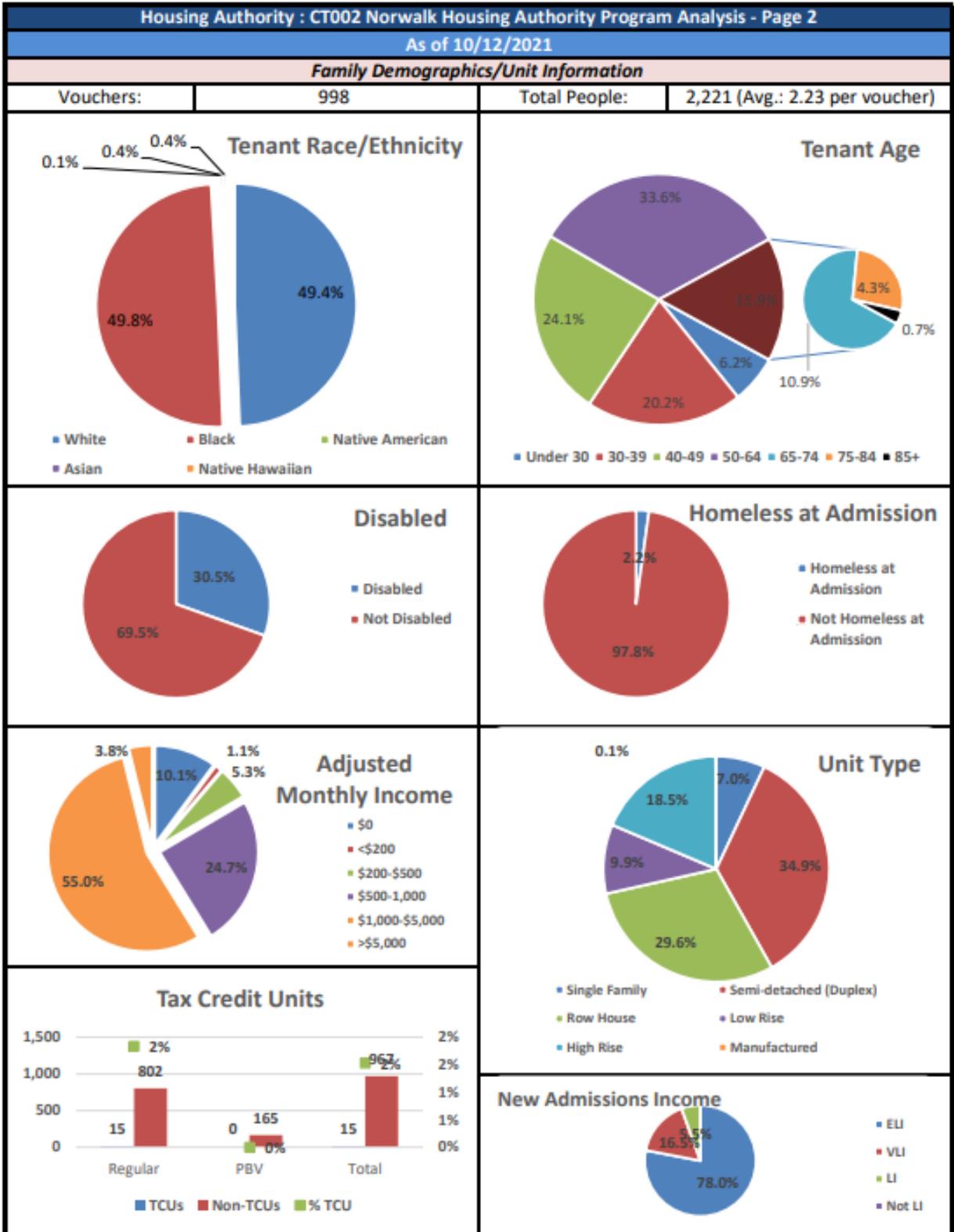
General

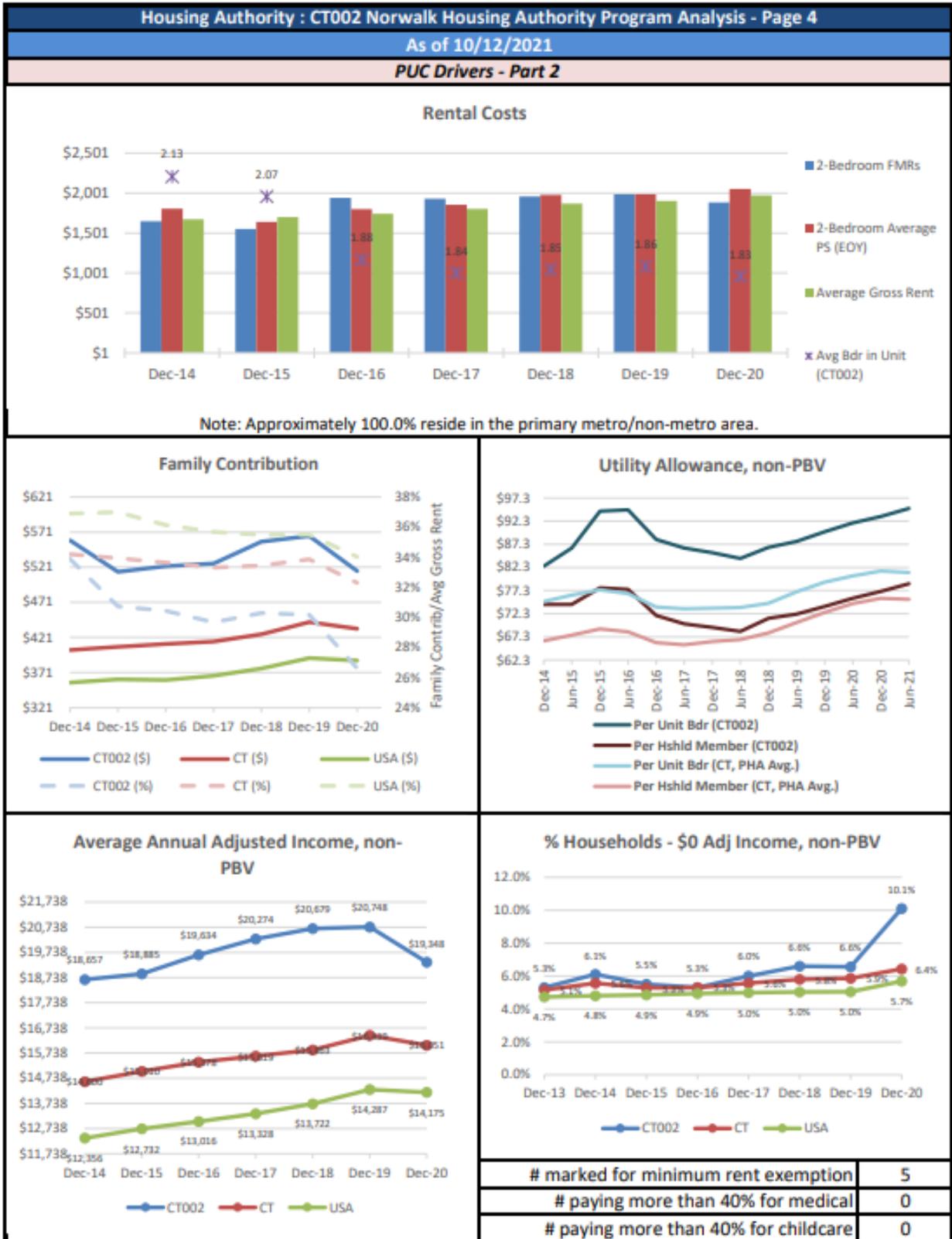
As HUD issued general waivers and guidance in response to COVID-19, NHA reviewed options. Decisions were made based on balancing the needs to ensure that operations continued to run as smoothly as possible with public, client, and staff safety.

Generally, services continued via remote offerings, whether it be virtual webinar, telephone, or other means of communication. As in-person restrictions are lifted, NHA will be carefully reviewing to determine which actions may have benefitted families through being conducted remotely, and depending on effectiveness and client needs, may continue remote offerings as appropriate.

Should NHA change policy post-COVID, written policy will be updated as required. In the interim, no permanent changes have been made to operations.

ATTACHMENT 18: HCV PROGRAM ANALYSIS





ATTACHMENT 19: CHILD CARE RATES

Norwalk Housing Authority Memorandum

To: Adam Bovilsky, Executive Director
From: Kras Carlucci, Deputy Director
Date: October 7, 2021
Subject: 2022 Child Care Allowances for Section 8

Requesting approval of the 2022 Child Care allowance.

The Department of Social Services Care 4 Kids payment formula for unlicensed care takers is one third (1/3) of the State current minimum wage. NHA proposes to cap the rates as follows:

- Full time (40+ hours) \$ 173.00
- Part time (20+ hours) \$ 104.00