



Norwalk Housing Authority Agenda Report
April 15, 2025

TO: Honorable Housing Authority

FROM: Jesus M. Gomez, Executive Director

BY: Alex Hamilton, Interim Director of Community Development
Bethani Cardenas, Housing Manager
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SUBJECT: PUBLIC HEARING - RESOLUTION NO. NHA-171 ADOPTING PUBLIC HOUSING AGENCY 2025/30 FIVE-YEAR PLAN AND FISCAL YEAR 2025/26 ANNUAL PLAN FOR SECTION 8 HOUSING CHOICE VOUCHER

Background:

The Public Housing Agency (PHA) Plan process was established by the United States Housing Act of 1937. The Department of Housing and Urban Development (HUD) oversees this process and reviews the plans submitted by Public Housing Authorities (PHAs). The PHA Plan serves as a comprehensive guide to PHA policies, programs, operations, and strategies aimed at meeting local housing needs and goals. It ensures local accountability through resident and community participation, enabling HUD, housing authority participants, and the general public to understand the housing authority's mission of serving low-income families and how PHAs allocate their funding.

The PHA Plan consists of two parts: the Five-Year Plan and the Annual Plan. Each PHA submits the Five-Year Plan to HUD once every five fiscal years, while the Annual Plan is submitted annually. Housing Authorities must complete both plans and submit them to HUD before the start of their fiscal year. The last Five-Year Plan for the Norwalk Housing Authority was adopted in 2020 and was prepared using HUD's standardized template. HUD requires that the public have 45 days to review and comment on the plan. The draft plan was made available for review starting on February 28, 2025.

The proposed Five-Year Plan includes the following goals:

- Expanding the supply of assisted housing
- Improve the quality of assisted housing

- Maximize leasing and budget utilization
- Increase assisted housing choices
- Promote self-sufficiency and asset development of assisted households
- Affirmatively promote fair housing

The annual plan for Fiscal Year (FY) 2025/26 includes:

- Continued implementation of the Section 8 Housing Choice Voucher and Family Self-Sufficiency programs
- Intent on using additional project-based vouchers
- Progress in meeting the goals in the 2020/25 Five Year Plan.

Fiscal Impact:

There is no fiscal impact to the General Fund. The Authority is funded solely by the United States Department of Housing and Urban Development.

Citizens Advised:

A notice was published in the Norwalk Patriot on February 28, 2025, announcing the availability of the plan for public review and comment, and the April 15, 2025, public hearing date.

Strategic Plan 2023 Implementation:

N/A

Recommended Action:

Staff recommends the Norwalk Housing Authority adopt Resolution No. NHA-171, A RESOLUTION OF THE CITY OF NORWALK HOUSING AUTHORITY ADOPTING THE PUBLIC HOUSING AGENCY FIVE-YEAR PLAN AND FISCAL YEAR 2025-2026 SECTION 8 HOUSING CHOICE VOUCHER.

Attachments:

1. Resolution No. NHA-171
2. PHA Certifications of Compliance