

This is an important notice. Please have it translated.
Esta es una noticia importante. Por favor hay que traducirlo.
C'est un avis important. Veuillez faire la traduction.
Questo è un avviso importante. Per favore di avere la traduzione.
Αυτή είναι μια σημαντική ανακοίνωση. Παρακαλούμε είχε μεταφράσει

***NOTICE OF ELIGIBILITY FOR
URA RELOCATION ASSISTANCE
(ORIGINAL RESIDENT)***

July 10, 2018

Dear:

The Housing Authority of the city of Norwalk (NHA) has received formal approval from HUD to redevelop Washington Village and is proceeding with the second phase of relocation and demolition. As a result, all residents currently living in a Building Numbers 100, 300, 900, 1000 or 1100 must prepare for relocation.

Since you were living at Washington Village on September 8, 2014 when NHA issued the General Information Notice you are deemed a Phase Two “original resident” and are now eligible for relocation assistance, in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

This letter is your Notice of Eligibility for Relocation Assistance and it is a follow up to the September 8, 2014 General Information Notice you have received.

You do not need to move out now. We will send you another letter at least 90 days before you must move out. In that letter, NHA will provide the address of at least one unit that is comparable to your Washington Village unit for you to move to if you wish.

For many original residents, this unit offer may be in a redeveloped ***Soundview Landing***, Washington Village replacement unit which is slated for construction completion in Summer 2018. Regardless of location, your housing choice will not cost you more than what you are paying at Washington Village because the unit(s) offered will either be another public housing unit, or because NHA will give you a Housing Choice (Section 8) Voucher to help pay the rent.

You do not have to move to housing that NHA finds for you. You can choose an apartment yourself, but the contract rent must be within the Fair Market Rent (FMR) for the selected relocation area. If you choose an apartment where the rent is more than the FMR, you will be

responsible for the additional monthly costs. We urge you to work with your relocation counselor to understand your rights and your choices.

The Norwalk Housing Authority, with support from its relocation contractor Housing Opportunities Unlimited (HOU), will provide you with the following relocation assistance:

- Relocation Advisory Services. Including counseling and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. You may choose: (1) a payment for your actual reasonable moving and related expenses, (2) a fixed moving payment based on the number of rooms of furniture you have, or (3) HOU Move to include \$100 dislocation allowance and reimbursement of utility transfer costs.
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement dwelling, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference in the old and new housing costs for a one-month period and multiplied by 42 months.

If we are unable to accommodate you with a direct move to a new ***Soundview Landing*** Washington Village replacement unit or you choose to move off-site voluntarily, as an “original resident” you will retain a priority preference. This means you will have the opportunity to return for occupancy in a future ***Soundview Landing*** Washington Village replacement unit available in a later phase of construction.

Also, included in this letter is a brochure called Relocation Assistance to Tenants Displaced from Their Homes. Please read this brochure very carefully. It explains your rights and some things you must do to obtain a payment.

Please note that every person who wants relocation assistance will have to certify that he or she is a citizen or is in the country lawfully. People who are not in the country lawfully are not eligible for relocation assistance unless they can show that the assistance is needed to avoid an exceptional hardship to their spouse, parent, or child who is eligible for assistance. In any case, those eligible members of the household will receive their share of relocation assistance. If you have any questions about this letter and your eligibility for relocation assistance and payments, before you make any moving plans please contact:

**Yolanda Ecton, Relocation Coordinator
Housing Opportunities Unlimited
55 Chestnut Street, Norwalk CT 06854
203-952-1851 cell phone**

She will assist you with your move to a new home and ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance.

Please keep this letter for you records so we can discuss it when we meet to discuss your specific relocation options.

Again, please let us know if we can help you in any way.

Sincerely,

Executive Director