

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005  
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**



## **PHA Plan Agency Identification**

**PHA Name:** Housing Authority of the Town of Glastonbury

**PHA Number:** CT040

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2000

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)



**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- G The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
  
- O The PHA's mission is: The Housing Authority of the Town of Glastonbury shall develop and operate each project or program solely for the purpose of providing decent, safe, and sanitary housing for eligible families in a manner that promotes serviceability, economy, efficiency, and stability of the projects or programs, and the economic and social well-being of the tenants.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- G PHA Goal: Expand the supply of assisted housing  
Objectives:
  - G Apply for additional rental vouchers:
  - G Reduce public housing vacancies:
  - G Leverage private or other public funds to create additional housing opportunities:
  - G Acquire or build units or developments
  - G Other (list below)
  
- O PHA Goal: Improve the quality of assisted housing  
Objectives:
  - G Improve public housing management: (PHAS score) \_\_\_\_\_

- G Improve voucher management: (SEMAP score) ——
  - G Increase customer satisfaction:
  - G Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - G Renovate or modernize public housing units:
  - G Demolish or dispose of obsolete public housing:
  - G Provide replacement public housing:
  - G Provide replacement vouchers:
  - O Other: Renovate the public housing stock through the issuance of tax-exempt bonds and obtaining tax credits. Convert the public housing to voucher assistance to protect the residents who could not afford the higher rents. Twenty units would be offered for homeownership in a pilot program for residents.
- O PHA Goal: Increase assisted housing choices
- Objectives:
- G Provide voucher mobility counseling:
  - O Conduct outreach efforts to potential voucher landlords
  - G Increase voucher payment standards
  - G Implement voucher homeownership program:
  - O Implement public housing or other homeownership programs:
  - G Implement public housing site-based waiting lists:
  - O Convert public housing to vouchers:
  - O Other: See above proposal

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- G PHA Goal: Provide an improved living environment
- Objectives:
- G Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - G Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - G Implement public housing security improvements:
  - G Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - G Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- O PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - G Increase the number and percentage of employed persons in assisted families:
  - G Provide or attract supportive services to improve assistance recipients' employability:
  - G Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - O Other: Implement a Family Self Sufficiency Program for Section 8 voucher holders, conditioned upon conversion of public housing to vouchers

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- G PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - G Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - G Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - G Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - G Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**G Standard Plan**

**Streamlined Plan:**

- G High Performing PHA**
- O Small Agency (<250 Public Housing Units)**
- G Administering Section 8 Only**

**G Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

This annual plan proposes to convert the present public housing development (Welles Village) from public housing to tenant based voucher assistance. This would free the development from the restrictions of the program, and allow for the refinancing of the development to completely renovate it. The voucher assistance is necessary to avoid resident displacement. It would also immediately place 199 vouchers in a suburban setting, that will eventually reach into the greater Hartford suburban area east of the Connecticut River.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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**Attachments**

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- O Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- G Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
TBD	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
At CT DECD	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
In ACOP	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="radio"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="radio"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="radio"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="radio"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="radio"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <b>G</b> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	646	4	4	2	1	1	1
Income >30% but <=50% of AMI	588	4	4	2	1	1	1
Income >50% but <80% of AMI	734	4	4	2	1	1	1
Elderly	2,330	5	4	2	1	1	1
Families with Disabilities	20	1	1	1	1	1	1
Race/Ethnicity	110	1	1	1	1	1	1
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: \_\_\_\_\_
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year: \_\_\_\_\_
- Other housing market study

Indicate year: \_\_\_\_\_

**G** Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
G Section 8 tenant-based assistance			
O Public Housing			
G Combined Section 8 and Public Housing			
G Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	200		20
Extremely low income <=30% AMI	56	28.0%	
Very low income (>30% but <=50% AMI)	97	48.5%	
Low income (>50% but <80% AMI)	47	23.5%	
Families with children	192	96.0%	
Elderly families	4	2.0%	
Families with Disabilities	4	2.0%	
Race/ethnicity	121	60.5%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)	# Families	% Families	
1BR	38	19.0%	
2 BR	74	37.0%	
3 BR	70	35.0%	
4 BR	18	9.0%	
5 BR			
5+ BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? \_\_\_\_\_

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
  - Public Housing
  - Combined Section 8 and Public Housing
  - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	360		2
Extremely low income <=30% AMI	285	79.1%	
Very low income (>30% but <=50% AMI)	55	15.3%	
Low income (>50% but <80% AMI)	20	5.5%	
Families with children	336	93.3%	
Elderly families	14	3.9%	
Families with Disabilities	10	2.8%	
Race/ethnicity	295	82.0%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 36

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- G Employ effective maintenance and management policies to minimize the number of public housing units off-line
- G Reduce turnover time for vacated public housing units
- G Reduce time to renovate public housing units
- G Seek replacement of public housing units lost to the inventory through mixed finance development
- G Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- G Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- G Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- G Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- G Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- G Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- O Other: Screen applicants to public housing to ensure a quality neighborhood.

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- G Apply for additional section 8 units should they become available
- G Leverage affordable housing resources in the community through the creation of mixed - finance housing
- G Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- O Other: Renovate the public housing stock through the issuance of tax-exempt bonds and obtaining tax credits. Convert the public housing to voucher assistance to protect the residents who

could not afford the higher rents. Twenty units would be offered for homeownership in a pilot program for residents.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- G Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- G Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- G Employ admissions preferences aimed at families with economic hardships
- G Adopt rent policies to support and encourage work
- G Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- O Employ admissions preferences aimed at families who are working
- O Adopt rent policies to support and encourage work
- G Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- G Seek designation of public housing for the elderly
- G Apply for special-purpose vouchers targeted to the elderly, should they become available
- G Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- G Seek designation of public housing for families with disabilities
- G Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- G Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- G Affirmatively market to local non-profit agencies that assist families with disabilities
- G Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- G Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- G Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- G Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- G Market the section 8 program to owners outside of areas of poverty /minority concentrations
- G Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- O Funding constraints
- O Staffing constraints
- O Limited availability of sites for assisted housing
- G Extent to which particular housing needs are met by other organizations in the community
- G Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- G Influence of the housing market on PHA programs
- G Community priorities regarding housing assistance

- G Results of consultation with local or state government
- G Results of consultation with residents and the Resident Advisory Board
- O Results of consultation with advocacy groups
- G Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
Public Housing Operating Fund	\$0	
Public Housing Capital Fund	\$250,000	
HOPE VI Revitalization	\$0	
HOPE VI Demolition	\$0	
Annual Contributions for Section 8 Tenant-Based Assistance	\$162,780	
Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
Resident Opportunity and Self- Sufficiency Grants	\$0	
Community Development Block Grant	\$0	
HOME	\$0	
Other Federal Grants (list below)	\$0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	\$0	

Sources	Planned \$	Planned Uses
<b>3. Public Housing Dwelling Rental Income</b>	\$730,000	
<b>Total Resources</b>	\$1,142,780	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7.9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: At time of application
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other: Financial responsibility
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists

- G Site-based waiting lists
- G Other (describe)

b. Where may interested persons apply for admission to public housing?

- O PHA main administrative office
- G PHA development site management office
- G Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? ——

2. G Yes G No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? ——

3. G Yes G No: May families be on more than one list simultaneously  
If yes, how many lists? ——

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
 G PHA main administrative office  
 G All PHA development management offices  
 G Management offices at developments with site-based waiting lists  
 G At the development to which they would like to apply  
 G Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- O One
- G Two
- G Three or More

b. O Yes G No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: When turnovers are complete and targeted populations for deconcentration are not available.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Natural Disaster, Government Action)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability

- G Veterans and veterans' families
- G Residents who live and/or work in the jurisdiction
- G Those enrolled currently in educational, training, or upward mobility programs
- O Households that contribute to meeting income goals (broad range of incomes)
- G Households that contribute to meeting income requirements (targeting)
- G Those previously enrolled in educational, training, or upward mobility programs
- G Victims of reprisals or hate crimes
- O Other preference(s): Families not currently receiving housing assistance

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Natural Disaster, Government Action)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- G Veterans and veterans' families
- G Residents who live and/or work in the jurisdiction
- G Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- G Households that contribute to meeting income requirements (targeting)
- G Those previously enrolled in educational, training, or upward mobility programs
- G Victims of reprisals or hate crimes
- 1 Other preference(s) Families not currently receiving housing assistance

4. Relationship of preferences to income targeting requirements:

- O The PHA applies preferences within income tiers
- G Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: Welles Village
- Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office

G Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: If applicant cannot find housing in jurisdiction within the 60 day period.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Natural Disaster, Government Action, Action of Housing Agency)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- G Households that contribute to meeting income requirements (targeting)
- G Those previously enrolled in educational, training, or upward mobility programs
- G Victims of reprisals or hate crimes
- G Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- 1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Natural Disaster, Government Action, Action of Housing Agency)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- G Working families and those unable to work because of age or disability
- G Veterans and veterans’ families
- G Residents who live and/or work in your jurisdiction
- G Those enrolled currently in educational, training, or upward mobility programs
- G Households that contribute to meeting income goals (broad range of incomes)
- G Households that contribute to meeting income requirements (targeting)
- G Those previously enrolled in educational, training, or upward mobility programs
- G Victims of reprisals or hate crimes
- G Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- O Date and time of application
- G Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- G This preference has previously been reviewed and approved by HUD

**G** The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

**O** The PHA applies preferences within income tiers

**G** Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

**O** The Section 8 Administrative Plan

**G** Briefing sessions and written materials

**G** Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

**O** Through published notices

**G** Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: Per federal regulation

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)  
Glastonbury is in a high rent market area - average single family home cost = \$300,000+.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?  
(if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

Not applicable

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
  - Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

### **A. Capital Fund Activities**

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

**G** The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) \_\_\_\_\_

-or-

**O** The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

**Component 7**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number CT26-P040-90598 FFY of Grant Approval: 1998

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	\$38,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$30,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$313,450
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$381,450</b>

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CT-40-1	Administration Costs	1410	\$38,000
CT-40-1	Architectural Fees, Clerk-of-the Works	1430	\$30,000
CT-40-1	Installation of Bathroom Fans & Replacement of Kitchen sinks, counters floors, & lighting	1460	\$313,450

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
CT-40-1	6/30/01	9/30/01

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number CT26-P040-90699 FFY of Grant Approval: 1999

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$10,000
4	1410 Administration	\$38,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$40,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$71,250
10	1460 Dwelling Structures	\$156,450
11	1465.1 Dwelling Equipment-Nonexpendable	\$67,797
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$383,497</b>

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CT-40-1	Y2K Upgrades to Computer	1408	\$10,000
CT-40-1	Administration Costs	1410	\$38,000
CT-40-1	Architectural Fees, Clerk-of-the Works	1430	\$40,000
CT-40-1	Sidewalk Replacement	1450	\$71,250
CT-40-1	GFI Outlets in Kitchen	1460	\$30,700
CT-40-1	Replace Interior Light Fixtures	1460	\$38,750
CT-40-1	Replace Exterior Light Fixtures	1460	\$87,000
CT-40-1	Replace Ranges and Refrigerators	1460	\$67,797

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
CT-40-1	6/30/02	9/30/02

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.

**(2) Optional 5-Year Action Plan**

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

G The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name \_\_\_\_\_)

-or-

O The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
CT26-P040-001	Welles Village	10	0	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Appliances - Ranges .....			\$59,000	2002
Refrigerators .....			\$118,000	2002
Replace Kitchen Sinks and Countertops .....			\$172,500	2000
Replace Interior Doors and Hardware .....			\$197,350	2003
Replace Exterior Walks .....			\$71,250	2000
Landscaping .....			\$23,600	2003
Tree Removal .....			\$95,000	2003
Canopy Repairs .....			\$107,000	2001
Concrete Stoop Replacement / Repairs .....			\$20,850	2001
Basement Window Replacement .....			\$120,500	2003
Replace Kitchen Floors .....			\$575,000	2002
GFI Outlets in Kitchens .....			\$30,700	2000
Replace Exterior Siding .....			\$350,000	2000
Replace Interior Light Fixtures .....			\$87,000	2002
Replace Exterior Light Fixtures .....			\$38,750	2002
Bathroom Exhaust Fans .....			\$36,000	2001
Vacuum Breakers on Hose Bibs .....			\$3,500	2004
Replace Kitchen Exhaust Fans .....			\$15,500	2001
Development of Affordable Housing .....			\$2,000,000	2001
<b>Total estimated cost over next 5 years</b>			<b>\$4,121,500</b>	

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below: Development of affordable assisted living addition at Herbert T. Clark House

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="radio"/> Disposition <input type="radio"/>
3. Application status (select one) Approved <input type="radio"/> Submitted, pending approval <input type="radio"/> Planned application <input type="radio"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: _____
6. Coverage of action (select one) <input type="radio"/> Part of the development <input type="radio"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	<input type="checkbox"/> Occupancy by only the elderly <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: ——

7. Coverage of action (select one)

Part of the development

Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: Welles Village 1b. Development (project) number: CT26-P040-001
2. What is the status of the required assessment? <input type="radio"/> Assessment underway <input type="radio"/> Assessment results submitted to HUD <input type="radio"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="radio"/> Other (explain below)
3. <input type="radio"/> Yes <input type="radio"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="radio"/> Conversion Plan in development <input type="radio"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="radio"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="radio"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- G Units addressed in a pending or approved demolition application (date submitted or approved: ——)
- G Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ——)
- G Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ——)
- G Requirements no longer applicable: vacancy rates are less than 10 percent
- G Requirements no longer applicable: site now has less than 300 units
- G Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

The Housing Authority intends to pursue a conversion from project based assistance to vouchers, in order to facilitate de-concentration of assistance east of the Connecticut River in non-impacted communities. The development, Welles Village, will be the subject property and an assessment in conformance with Section 22 requirements shall be made.

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

# 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

## A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="radio"/> HOPE I <input type="radio"/> 5(h) <input type="radio"/> Turnkey III <input type="radio"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="radio"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="radio"/> Submitted, pending approval <input type="radio"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected: \_\_\_\_\_

6. Coverage of action: (select one)

Part of the development

Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The housing authority plans to implement a homeownership program in accordance with recently promulgated regulations. Upon determination and adoption of specific criteria, the program will be submitted to HUD

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: To be determined

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation



- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

Not Applicable

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

Not Applicable

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name) ct040c02.wpd  
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Connecticut
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
  - Other: (list below)
  
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

See attached Tenant Comments

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement

#### Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number ——— FFY of Grant Approval: (MM/YYYY)

G Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	

19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

--	--	--	--	--

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**Table Library**

# MEMO

**To:** All Welles Village Residents  
**From:** Ivan M. Pour, Executive Director, Glastonbury Housing Authority  
**Subject:** Five-Year Agency Plan  
**Date:** April 24, 2000

In 1998, the Congress passed the Quality Housing and Work Responsibility Act (QIWRRA), which requires all providers of housing assistance to develop five year agency plans. The Glastonbury Housing Authority has developed such a plan, and has completed draft revisions of its Admissions and Occupancy Policy, as well as drafted a revised Section 8 Administrative Plan for its Section 8 program. Copies of both these documents are available for inspection in the housing authority main office.

In developing this plan, the Authority believes that this represents an opportunity to enhance and improve Welles Village. Over the past several years, HUD has made it very clear that they do not wish to continue the public housing program in its present form. They have not proposed new funding for public housing since 1995, and they have instead funded the demolition of thousands of units through the HOPE 6 program. While many of these units have been replaced, they are being developed under other programs, or are being financed through the tax credit program or other types of housing assistance, owned by nonprofit or for profit corporations.

Such a future is not something we want. We have a viable community in Welles Village - one that is well maintained and managed, and supported by the hard work of the residents themselves. It is our desire to make this community as self-sufficient as possible, and at the same time promote the mission of the authority to provide this type of assistance to as many families as possible.

In the past year, HUD has funded nearly 100,000 new Section 8 vouchers. This year's budget proposal, released in January, proposes another 120,000 new vouchers. Clearly HUD intends this as the way it prefers to provide housing assistance in the future.

So how can we remain viable and also provide tenants with good, quality housing? We believe one solution is to change our method of providing rent assistance. We would propose going through the Section 8 program instead of the public housing program.

As part of the application process and in order to develop funding priorities, the Housing Authority of the Town of Glastonbury is encouraging and seeking tenant input for how we can best achieve the goals of both residents and the community at large by having a viable, well-managed program.

The Housing Authority of the Town of Glastonbury proposes to pursue funding opportunities for the purpose of converting the assistance portion to vouchers. That means the operation of the development will be very similar to the way it currently operates. We do believe, however, that it will



All Welles Village Residents

Page 2

April 24, 2000

permit a greater degree of flexibility in how we are able to pursue funding for future modernization work.

Three years ago, we also asked residents if they had an interest in homeownership of their units. Many of you answered that you did. Consequently, we are also considering including such a component in our future plans.

The following is a questionnaire, to provide you with the opportunity to react to these ideas. Please take a little time out of your day to respond. Your views are important, especially on this issue. I look forward to hearing what you have to say.

Any additional written comments should be made on the attached form and submitted to the Authority office at 25 Risley Road. All ideas will be given full consideration by the Housing Authority of the Town of Glastonbury, and all comments received by May 12, 2000 will be included in our submission to HUD.

A copy of any applications, when completed, will be available at the Authority office for your inspection.

Questions:

I like the idea of converting the my housing assistance to vouchers

Yes ..... Here's why Please see Attached

No ..... Here's why \_\_\_\_\_

I would be interested in purchasing an ownership stake in my apartment in Welles Village.

Yes ..... Here's why Please See Attached

No ..... Here's why \_\_\_\_\_

Penny A. Manganello

To whom it may concern, ①  
Before making a decision some  
explanation would be nice.

What would Section 8 vouchers  
mean to Renters? What would  
change? What would stay the  
same? Would the vouchers  
be a time limited thing (say the  
voucher expires in 3 years?)  
then what?

---

As for owning a stake in  
the Apartment what does  
stake mean - ? - Does it  
mean we don't really own it?  
What about duplex's and

③

wallpaper, get new appliances?  
would we be responsible to  
re roof, do gutters what about  
duplexs - how do you get your  
neighbor to re roof - what  
~~about~~ about plumbing - most units  
need new plumbing - if we  
owned a stake in the Apt.  
could we have hanging  
plants and xmass lights  
on our unit or would it  
be outlawed like now - thus  
forever looking glum + poverty  
stricken - like a slum →

(Penny A Manganello)

All Welles Village Residents

Page 3

April 24, 2000

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Yes \_\_\_\_\_ Here's why \_\_\_\_\_

No \_\_\_\_\_ Here's why \_\_\_\_\_

I would be interested in purchasing an ownership stake in my apartment in Welles Village

Yes  Here's why I like it here

No \_\_\_\_\_ Here's why \_\_\_\_\_

All Welles Village Residents

Page 2

April 24, 2000

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I like the idea of converting the my housing assistance to vouchers.

Yes \_\_\_\_\_ Here's why \_\_\_\_\_

No X Here's why I am paying for rent monthly and this is not my house. Then I need bigger house, also.

I would be interested in purchasing an ownership stake in my apartment in Welles Village

Yes D Here's why I will pay almost my house

No \_\_\_\_\_ Here's why \_\_\_\_\_

Zbigniew Mironow  
78 Ham. St.  
Glastonbury CT 06033

All Welles Village Residents

Page 2

April 24, 2000

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A copy of any applications, when completed, will be available at the Authority office for your inspection.

Questions:

I like the idea of converting the my housing assistance to vouchers.

Yes  Here's why So that the town can in some way receive federal funding to continue to operate ~~the~~ and maintain wells village at a reasonable cost.

I would be interested in purchasing an ownership stake in my apartment in Welles Village

Yes  Here's why It would be less burden on the town for repairs & would boost the property tax revenue ~~for~~ for the town. And it would also make it more worthwhile to improve the look of the property. I.E. Better landscaping & more shrubs and a better outlook to living in wells village.



All Welles Village Residents

Page 2

April 24, 2000

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Questions:

I like the idea of converting the my housing assistance to vouchers.

Yes \_\_\_\_\_ Here's why \_\_\_\_\_

\_\_\_\_\_

No \_\_\_\_\_ Here's why \_\_\_\_\_

\_\_\_\_\_

APR 24 2000  
 11:00 AM  
 11:00 AM  
 11:00 AM  
 11:00 AM

I would be interested in purchasing an ownership stake in my apartment in Welles Village

Yes  \_\_\_\_\_ Here's why It would make us keep up on  
the yard and respect or treat it better. Knowing what  
you do to it would improved to make it a better place to live.

No \_\_\_\_\_ Here's why It would also change the way people  
act, knowing they have a place to stay and respect  
the property and better than a renter would.  
and more spacious.