

Housing Authority of the City of New Haven

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

July 2001

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of New Haven

PHA Number: CT-04

PHA Fiscal Year Beginning: 10/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- 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:

- 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:

- 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]

I.A. MISSION

The Housing Authority of the City of New Haven (HANH), in collaboration with the City of New Haven and other public and private stakeholders, will develop, preserve and manage quality, affordable rental and ownership housing for New Haven thereby creating communities of choice that nurture economic independence.

II. GOALS

A. Maximize Quality and Reach of HANH Affordable Housing Programs.

1. Develop quality control systems to assure that resident satisfaction is high and that HANH is delivering maintenance in a cost-effective manner.
2. Supplement basic staff complement with open purchase ~~contracts for~~ contracts for skilled maintenance services to address mismatches in workload and staffing levels.
3. ~~3-~~Develop a system of benchmark performance ~~measurements~~ measurements and standards that provides key comparable indicators to the private sector real estate ~~standards-~~ standards.
4. Train existing and new employees to meet benchmarks in general ~~maintenance.~~ Analyze maintenance.
5. Analyze the feasibility of expanded use of private management companies for different components of HANH's portfolio in terms of overall cost effectiveness and complexity of implementation.

B. Finalize and Implement Development-specific Asset Management Strategies that coordinate physical improvements and redesign, market niche, level of affordability, form of ownership and means required to obtain resources to execute strategy.

2. Develop Master Plans for Quinnipiac -Terrace and McConnaughy ~~Terrace~~ Terrace.
- 1.
2. Begin the Phase 2 Master Plan for Eastview Terrace including the possible demolition of some units to provide a site for a community center. Possibly expand the project onto other land owned by the City.
3. Demolish Winter Garden and cooperate with non-profit development groups to create new units on site, with a priority for Section 202 elderly development including the disposition of the property to a non-profit organization.
4. Submit an application for elderly only designation for Add Ribbicoff Cottages and Ribbicoff Cottages Extension. ~~to HANH's application for elderly only designation.~~
5. Complete comprehensive modernization plans for the first four elderly-only developments, for which HANH is seeking designation.
6. Work towards completion of Elm Haven (now Monterey Place) HOPE VI project including:
 - Start construction on Phase III of Monterey Place. This includes the rental units on Webster Street and ownership and rental units on Ashmun Street.
 - Explore development options for ~~Elm Haven Phase I~~ future phases that includes the Eaton Street homes, and ~~for Phase V~~ Ashmun and Canal Streets at Henry Street.
 - Complete the Elm Haven scattered site replacement home program by starting new housing construction on Russo Drive, Fulton Street, and Revere Street for a total of thirty units.
7. Follow up on the applications for HOPE VI revitalization and demolition only grants including:
 - Relocating residents from Rockview Circle.
 - Review and approve a master development plan for the redevelopment of the property.

- Implement the aspects of the decision within that plan including the disposition of a portion of the properties to the developer, the City of New Haven, West Rock Development Corporation, and a new, non-profit organization created by the residents.
 - Seek, apply for, and implement such necessary financing to complete the plan.
 - Demolish all housing units at Rockview Circle.
 - Review and approve the community and supportive services plan for the HOPE VI.
 - Take all other steps that are necessary to implement the HOPE VI grant or other financing institution's requirements for the revitalization of the property.
8. Work with residents of Westville Manor and Ribbicoff Cottages and Ribbicoff Extension to develop reinvestment plans that will compliment the West Rock HOPE VI revitalization effort. Address site issues, consider partial demolition to reduce density and improve recreation of portions of both projects.
 9. Complete the development of three scattered site housing projects in conjunction with the CAA vs. Cisnerous settlement agreement. This would include acquiring and disposing of sites, selecting developers and builders, and other development activities.
 10. Develop in-house capacity to create redevelopment pro formas that combine multiple sources of funding, especially pro formas that do not rely on HOPE VI as a major source of funding.

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~~Develop in-house capacity to create redevelopment pro formas that combine multiple sources of funding, especially pro formas that do not rely on HOPE VI as a major source of funding.~~

11. Provide ongoing technical assistance to the ~~resident leadership~~ of leadership of the Resident Advisory Board (RAB), VOICES and TRCs for a better understanding of asset management and mixed finance technical issues.
12. Partner with the City and State and other entities to improve HANH developments and the surrounding neighborhoods: neighborhoods:

- Seek additional sources of funds from Local, State and Federal entities as well as major institutions and foundations. ~~This would add improvements to HANH developments.~~
 - Pursue bond funding to make progress on capital improvement plans for portfolio reengineering.
 - Continue to work with the City of New Haven to locate public facilities on or near public housing sites so that Supportive and Community Service agencies can be closer to public housing residents.
 - ~~Continue to work with the City of New Haven to locate public facilities on or near public housing sites so that Supportive and Community Service agencies can be closer to public housing residents.~~
 - Participate in Empower New Haven's commercial Corridor study to see how HANH's commercially zoned property can enhance future supportive non-residential uses on these critical streets.
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- Create alliances with Empower New Haven's neighborhood councils and the City of New Haven's neighborhood management teams to foster joint planning and better community relationships.
 - Negotiate with the City of New Haven and others to obtain tax foreclosed or other publicly held properties that can be rehabilitated to add affordable housing in the community.
11. Establish policies and procedures for a Project-based Section 8 Program to judiciously allot project-based section 8 vouchers to support development of Church Street South and other neighborhoods.
 12. Rehabilitate the Fair Haven neighborhood around Quinnipiac Terrace and the streets around Winter Gardens
 13. Assist in the revitalization of West Rock by promoting homeownership and rehabilitating and building additional affordable housing.
 - ~~14. Rehabilitate the Fair Haven neighborhood around Quinnipiac Terrace and the streets around Winter Gardens.~~

14.14. Assist in the revitalization of West Rock by promoting homeownership, rehabilitating and building additional affordable housing.

16. Transfer land to the City of New Haven for additional supportive public facilities such as schools, play grounds, parks, libraries, and road and utility improvements.
17. Obtain surplus land from the State of Connecticut and the City of New Haven to add to HANH's current central the warehouse site. Dispose of warehouse site and the additional property either to a private party for non-housing purposes or for use as additional public supportive facilities.
18. Dispose of a portion of vacantunbuilt upon land at McConaughy Terrace for expansion of the abutting non-profit facility.
19. Demolish the existingunits at Riverview and redevelop the site (or in the alternative, dispose of the site). This will be done with a neighborhood planning and development process.
20. Convert a portion or all of W.T. Rowe and/or Robert Wolfe and/or Ruoppolo Manor into supportive or market housing. This could include the disposition of all or a portion of the property by sale or lease.
21. Demolish all of Sheffield Manor and redevelop the site (or in the alternative, dispose of the site) This will be done with a neighborhood planning and redevelopment process.
22. Dispose of Project 4-15, scattered site units on County Street, or in the alternative, rehabilitate the property and reoccupy the units.
23. Investigate the possibility of demolishing a portion of Valley Townhouses in order to lower density.
24. Investigate the possibility of disposition of Waverly TownhousesGardens as homeownership units to its resident.
25. Restructure HANH's headquarter's building to provide a more readily accessible boardroom and space for the Alliance for Strong Communities on the first floor. The existing boardroom will be used as a general meeting space.

26. Implement the recommendations of the recent study of the marketability of efficiency and one-bedroom units including breaking-through units; and disposition of property

C. Develop the Service Center to assist PHA and Section 8 applicants and program participants with HANH administrative requirements and processing. The Service Center will also serve as ombudsmen for program participants having bureaucratic difficulties and -as a liaison to resident organizations.

1. Implement applicant and new resident orientation and training programs that are supported by the HANH lease or condition of lease approval.
2. Create customer service procedures for tracking contacts to identify areas for operational improvement.
3. Complete transition to Central File System within Service Center that will contain all applicant and program participant files and information.
4. Implement the use of technology such as scannable forms and electronic records to reduce data inputting needs and paper files.
5. Continue to improve HANH website to provide information about HANH programs and the ability to contact HANH staff or submit requests for pre-applications through the Internet.
- ~~6.6.~~ Develop comprehensive housing search database covering city and local suburbs that can be accessed via the Internet.
7. Work with Section 8 landlords and the City of New Haven's Office for Persons with Disabilities to promote transformation of existing apartments into handicap accessible units.
- ~~6.8.7.~~ Collaborate with Collaborate with Workforce Development and resident organizations s to develop a Resident Job Bank.

D. Promote deconcentration of poverty and diversity in all aspects of HANH programs while providing the maximum degree of choice to participants. This will require development of reporting systems that track HANH program demographics by census tract.

1. Expand development-based waiting lists to HANH family developments thus making all HANH properties developments of choice. ~~(This policy already applies to elderly/disabled housing.)~~
~~thus making all HANH properties developments of choice.~~
2. Use HANH demographic information along with ~~to coordinate with the~~ City Plan's capacity ~~capacity~~ to create GIS maps and other visual tools. This will ~~to~~ assess the impact ~~relationship~~ of HANH developments and Section 8 Program's utilization on ~~on~~ each census tract and neighborhood.
3. Develop quarterly reporting system that ~~trends~~ tracks basic demographics for each HANH development and ~~each HANH~~ waiting list.
4. Coordinate with the annual cycle for development of the Housing Agency Plan any modifications to waiting list selection and inter and intra-program transfer policies to promote program diversity.

E. Develop security strategies for each HANH development that assure stable and safe communities.

1. Assess new security hardware installation programs at William T. Rowe Apts., ~~Robert T. Wolfe,~~ Charles T. McQueeney Towers and George Crawford Manor. Based upon assessment, plan and implement new systems at the remaining high-rise developments to establish effective defensible perimeters and track activities in the common areas.
2. ~~Develop, in~~ Collaborate with each family development, tenant council and the New Haven Police Department, to in the development of a community block watch and ~~expanded~~ security awareness program.
3. Continue the development of rapid intervention tools for problem households including non-trespass orders, mandatory training programs for housecleaning, and court-stipulated agreements.
4. Expand relationships with federal and local inter-agency task

forces to directly address the worst locations of drug and gang activities including use of undercover operations and sweeps.

- ~~5. Continue the development of rapid intervention tools for problem households including non-trespass orders, mandatory training programs for housecleaning, and court-stipulated agreements.~~

~~Expand relationships with federal and local inter-agency task forces to directly address the worst locations of drug and gang activities including use of undercover operations and sweeps.~~

5. Strengthen lease enforcement for drug related and other criminal activity.

F. Further Develop HANH Affiliated Community Housing Development Organization (CHDO) to assist Authority with redevelopment activities.

1. Work with CHDO to finalize establishment of a “Blue Ribbon” Board of Directors that combines low-income individuals, and HANH and Government City representatives with outside Directors. that The combined bring skill sets and networks that can can support the major level of redevelopment of HANH’s portfolio that must occur over the next decade.
2. Use ing HANH’s Asset Management Plan to determine how the CHDO could assist HANH with the implementation of neighborhood replacement housing strategies arising out of site-specific public housing redevelopment actions.
3. Consider development of CHDO resource base by transfer of selected assets such as scattered site developments.

G. Design and implement homeownership programs using Section 8 subsidies to support mortgage payments as well as the conversion of acquired and new construction scattered sites to homeownership opportunities.

~~2. Implement Section 8 Homeownership Program as part of the Family Self-Sufficiency Program. Consult with City of New Haven and Haven and local real estate developers to develop a program using program using the new statutory ability to use Section 8 to support mortgages. A key issue will be identification of sites and existing residential structures~~

~~(perhaps tax lien properties) that can provide the “product” for the program. Determine if HANH-owned scattered site developments may be an appropriate starting place.~~

- 1.
2. Develop a MOA with the CHDO to take the lead on construction or rehabilitation of home-ownership product for use in a HANH Section 8 Home-ownership Program.
3. Identify ~~a local~~ entities with the ability to provide home-ownership counseling and post-purchase support and contract for these services on a household-by-household basis.
4. Meet with local banks and lenders to explain the new abilities of the Section 8 Program. Determine the feasibility of a loan pool supported by a consortium of banks to share risk and Community Reinvestment Act (CRA) credit.

III. IMPROVE MANAGEMENT SYSTEMS

A. Complete transition to new integrated management information system.

1. Continue integration of a new computer system into HANH operations. ~~which~~ This includes refinement of comprehensive reporting on program utilization, performance indicators, income and expense information, program demographics, and a variety of operational activities such as rent collection, eviction process, work-orders, etc.
2. Refine and expand ~~the~~ Intranet system to facilitate internal communication and access to approved policies, procedures, forms and other management tools.
3. Upgrade to new Windows version of Emphasis Software ~~when available~~ and provide training to staff.

B. Implement ~~and sustain~~ employee evaluation procedures to provide fair and accurate assessments of staff based upon ~~utilization of skills~~ sets, quality of work, job knowledge, supervisory initiative and aptitude, efficiency of execution, and

ability to perform in a manner that supports agency goals and objectives.

1. Develop policy and procedures for annual and interim employee evaluations.
2. Develop appropriate evaluation criteria for each type of position on an “include but not limited to” basis.
3. Determine the feasibility of a performance based bonus system tied to meeting department goals and objectives and implement such a program ~~if feasible~~. This system would have to avoid FLSA pay rate complications regarding “quid pro quo” bonus arrangements. ~~It would and also~~ be limited ~~to years when in fiscal years during which~~ the financial position of the Authority makes such payments ~~not~~ prudent.
4. Train supervisors and employees on evaluation system and its objectives.
5. Through collective bargaining efforts, reaffirm a management right to by-pass seniority and probationary appointments when prior employee evaluations indicate an inability by the employee to perform tasks called for in the new position.

C. Increase financial accountability of HANH operations and increase reserves.

1. Review and redesign cost allocation policies to conform to new table of organization and operating structure.
2. ~~Review~~ ~~file~~ ~~site~~ ~~based~~ ~~budgeting~~.
3. Refine Departmental Budgets and reporting to better define and clarify HANH overhead factors.
4. Develop Service Contract cycles and bidding systems.
5. Develop system to monitor in-house and contract vacancy turnover programs on both cost and quality.
6. Modernize warehouse and inventory controls to account for ~~the site-based needs~~ ~~decentralized staff materials needs~~.
7. Increase reserves to meet industry standards.

D. Establish Internal Audit Function

1. ~~Have~~ Performance Auditor ~~will~~ develop monthly reports to cover SEMAP items and provide a snapshot of agency status.
2. Formalize an agency performance reporting system that would compile operational and financial information into a

series of monthly, quarterly and semi-annual reports that can support analysis of budgets and internal planning activities.

3. Develop file protocols for each department and program that define the data elements to be retained as part of the agency's official files. This would include whether these data elements are paper or electronic, who has right of access or ability to modify this information (which therefore include MIS security), and a procedural system for file purging and long term retention of records. This initiative needs to be coordinated with the implementation of a central files system for the Service Center.
4. Develop capacity for the random audit of program files for ~~both~~ Section 8 and Public Housing Programs. This ~~refers to~~ is for file pulls to review of regulatory and procedural compliance of 5% to 10% of a program on an annual basis.
5. Implement a Program Fraud initiative to work with HUD and state agencies on the identification of under-reporting of income by program participants and abuses by contractors such as Section 8 Landlords or vendors.
- ~~6.~~ Develop annual evaluation plans for the selective review of different HANH program components each quarter. These reviews can range from selective tests to a full review of a specific activity. The Executive Office in consultation with the Finance Committee of the Board of Commissioners would develop these evaluation plans. Depending upon the evaluation objectives, the reviews could be performed by in-house staff or contractors under the supervision of the Executive Office.

E. Maximize HANH income streams to support core mission to the maximum extent feasible.

1. Create system to assess, promote and monitor residents in transition from welfare-to-work or from marginal employment to a living wage.
2. Expand use of Service Center Resource Center ~~by~~ for HANH program participants.
3. Continue work on resident Job Bank.
4. Continue work on energy performance contracting program to maximize cost savings under the PFS incentive program. Use creative finance mechanisms such as performance contracting to finance improvements "off-budget".

5. Continue expanding and refining risk management programs and staff safety training in order to mitigate and lessen insurance claims. ~~This will therefore~~ leading to a reduction of insurance premiums.
6. Identify and develop new revenue producing businesses for the Housing Authority such as bond placement or third party property management contracts.
7. Seek public/private partnerships with community businesses and existing social service providers, to leverage HANH resources as well as increase the scope of grantsmanship.
8. Seek corporations or community groups who are interested in “adopting” a HANH development. This ~~is~~ to provide stronger ~~relationships between~~ relationships between HANH residents and the New Haven community and would include recreational activities, special projects, mentoring and other programs that develop leadership skills and provide role models to HANH program participants.

IVH. BUILD COMMUNITY AND SELF-SUFFICIENCY THROUGH HANH PROGRAMS

A. Improve self-sufficiency efforts to ~~help people in public~~assist public housing ~~residents move towards~~ obtain employment and homeownership, ~~through~~ This will be in coordination with outside agencies, which provide these services.

1. Offer the Family Self-Sufficiency Program, scheduled to begin by October 1, 2001, to program participants. Seek to enroll 50 households between public housing and Section 8 programs by end of fiscal year.
2. Complete the initial needs assessment/perception survey.
3. Develop and implement system to track household job readiness and impediments to employment from unit or subsidy offer. ~~throughout of the residents' participation in HANH programs.~~
4. Develop support systems for the transition from welfare to work or from marginal employment to ~~livable~~livable wage. This ~~would include~~would include onsite daycare facilities and classrooms.
5. As part of the FSS program, Design and implement Individual Savings Accounts (ISA) accounts to assist residents ~~s~~ in saving monies that would have otherwise gone to pay rent but are exempted under HUD and HANH policies.

~~Market to program participants Offer the Family the Family Self-Sufficiency Program scheduled to begin by October 1, 2001, program participants. Seek to enroll 50 households between public housing and Section 8 programs by end of fiscal year.~~

B. Utilize non-profit subsidiary (Alliance For Strong Communities – ASC) to design, implement and administer all HANH social service programs. These programs are to be supportive in nature and rely on established third party entities to provide direct services.

2. ASC Non-profit subsidiary will seek funds on HANH's behalf through grantsmanship and partnering.
- 1.
2. ASC Non-profit subsidiary will coordinate all social service entities seeking access to HANH's developments including requests for programming space and access to residents.

3. [ASC](#)~~Non-profit subsidiary~~ will administer PHDEP funds.
4. [ASC will administer the FSS program.](#)

B. Strengthen Section 3 efforts.

1. Initiate a public information program on Section 3 and its new importance for organizations that want to do business with the Authority. This public information program should be included in a larger initiative to encourage local businesses to respond to HANH procurements.
2. Continue to establish protected markets for certain types of services that can be awarded on a ~~no-bid or~~ limited competition basis for young (< 3 year old) resident companies or new businesses spun off of HANH's training initiatives. Well-articulated definitions of business status and performance tracking systems are necessary to avoid appearances of favoritism or compromising of performance standards.
3. Determine the feasibility of creating a resident-controlled property management entity. This could be implemented as some form of Resident Management Corporation (RMC) or as an actual business that draws on resident participation across developments or programs.
4. Develop program to provide technical assistance to Section 3 businesses.

D. Improve lease enforcement to build communities.

1. Develop ongoing education programs for residents, law enforcement personnel, and judicial system on HANH lease requirements, federal regulations and the operational issues that HANH must confront to assure its residents their right to quiet and peaceful enjoyment of their housing.
2. Strictly enforce lease evictions that involve criminal activity that include, drugs, guns and violence.
3. Enhance and expand community watch initiatives (Rescue Teams, Operations Safe Homes, etc.).

E. Improve HANH's ability to intervene with at risk families.

1. Formalize referral process of families falling behind in rent to Families First, Alliance for Strong Communities or other appropriate resource.
 2. Determine how to replicate the “Extended Family” program at Waverly to at least one other development each year.
 3. Increase staff capacity to recognize when social service referrals are necessary.
 4. [Conduct a thorough needs assessment of current elderly population in order to intervene before a crisis develops.](#)
 - ~~5. Conduct a thorough needs assessment of current elderly population in order to intervene before a crisis develops.~~
1. Work to strengthen individual Tenant Resident Councils in conjunction with the Connecticut Housing Coalition so that tenants can begin to provide support to each other.

F. Improve youth programs at HANH.

- ~~2.~~ Coordinate after-school tutorial programs onsite with local universities and the Board of Education.
 - 1.
 2. Continue development of youth advisory boards.
 3. Work to involve parents in the youth programs.
 4. Seek partnerships with [the Department of](#) Parks and Recreations and other youth recreational and social services providers to enhance programs on and off site.

VI. STRENGTHEN HANH’S PRESENCE IN THE NEW HAVEN COMMUNITY AS A LEADER ON AFFORDABLE HOUSING ISSUES

1. Develop a public relations program that provides periodic press releases and arranges for other forms of access to members of the press to make certain that HANH’s turn-around activities are publicly understood.
2. Review Board of Commissioner committee system to determine if jurisdictional overlap is too great vis-à-vis its Five Year Goals and Objectives and revise if necessary to assure that each goal or set of goals has only one lead committee.
3. Increase committee chair role to include periodic attendance at public forums or press briefings at which topics pertinent to their committee are presented (e.g. a press conference concerning HANH’s annual modernization program or Housing Agency Plan submission).

4. Develop an agenda of legislative changes at the federal and state level that would support ~~HANH's redevelopment~~HANH's redevelopment.
5. Convene, with the cooperation of the City, a committee to review the issue of Section 8 utilization and how to reduce the impact of minority and low-income concentration within New Haven. Invite the CHFA and its local Section 8 Program administrator to participate. This could be the first step to a series of regional meetings with other Connecticut Cities and their Housing Authorities on the topic of use of Section 8 to further deconcentration and expand housing opportunities beyond the urban centers.
6. Advocate for a state-level equivalent to the Low Income Housing Tax Credit. This type of initiative has already been implemented or has pending legislation in several states.
7. Coordinate with the City of New Haven toward a unified and consistent public housing policy.

Annual PHA Plan

PHA Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan (still troubled?)

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Although an Executive Summary is not required as of this date, HANH has provided below a progress report, in the form of an Executive Summary, of achievements/complishments against HANH's five-year goals.

ACHIEVEMENTS DURING FISCAL YEAR 2001

The HANH has made significant strides in achieving its goals since the submission of its first Housing Agency Plan in the summer of 2000 as exemplified by its 2000 PHAS score of 72.7 with a MASS score of 26 (87%). As a result, HANH is no longer in "troubled" status. The following highlights follow the structure provided by the Goals and Objectives outlined in that plan:

I. MAXIMIZE QUALITY AND REACH OF HANH AFFORDABLE HOUSING PROGRAMS

A. Improve Maintenance Delivery Systems

- HANH has implemented a new Asset Management Strategy as part of its overall reorganization. Five Asset Management regions were assigned to highly professional managers. Site-based maintenance staff has been assigned to each Asset Manager. As a result, maintenance delivery has been improved including:

- All emergencies are abated within 24 hours.
 - Curb appeal has improved.
 - [Increased accountability of maintenance employees through the new work order system and their Asset Manager.](#)
 - [Decrease in routine work order requests.](#)
 - ~~[Increased accountability of maintenance employees through the new work order system and their Asset Manager.](#)~~
 - ~~[Decrease in work routine work requests.](#)~~
- HANH has negotiated the impact of the reorganization with all three unions. Although the Maintenance union has yet to sign the reorganization agreement, most of the elements of that reorganization have been implemented including:
 - ~~[Simplified job classification system that makes possible a maintenance staff with multiple skills capable of completing a full range of basic repairs and unit prep activities.](#)~~
 - [Simplified job classification system that makes possible a maintenance staff with multiple skills capable of completing a full range of basic repairs and unit prep activities.](#)
 - Re-organized Central Maintenance to assume primary duty for functions and skills not assigned to the developments and to coordinate maintenance delivery across developments under contract.
 - HANH will provide training to all maintenance employees who require training before the end of the fiscal year.

B. Finalize and Implement Development-specific Asset Management Strategies that coordinate physical improvements and redesign, market niche, level of affordability, form of ownership and means required to obtain resources to execute strategy.

- HANH has initiated a comprehensive planning process for Eastview Terrace Apartments, a family development of 140 units. Plans include the creation of a “campus of learners” environment with a new community center, modernization of existing units and some reconfiguring of the development. Within the last four months, HANH has rehabilitated over 40 units with funding from the State of Connecticut and the City of New Haven.
- After its unsuccessful HOPE VI grant application for West Rock, HANH and the City joined forces to implement an

interim plan for that area, which includes five public housing developments. Elements of that plan that have been partially or completely accomplished are:

- Tenant relocation ~~from Rockview~~from Rockview Terrace, the most distressed of the five developments, to other family developments. The vacant units have been secured in a vandal-proof manner. A HOPE VI demolition application has been submitted to HUD. Demolition will occur as soon as funding is obtained. Redevelopment plans have been included in HANH's current HOPE VI application.
- Investment in Brookside, a second family development approved for demolition and part of HANH's current HOPE VI application. The decision to invest in Brookside was made when we realized that this development will likely remain occupied for an additional three years. With funds from the City of New Haven, we ~~are preparing~~are ~~vacant~~preparing vacant units for families relocated from Rockview Terrace. HANH will ~~identify 8~~identify eight (8) buildings in the worst condition to empty and secure.
- Renovation and opening of the ~~of a~~ former police substation in Brookside for use as programming space for the next three years.
- Improvements to 295 Wilmot, a community center in the West Rock area for use by the tenant leadership during the redevelopment process. HANH's HOPE VI process in West Rock is being guided by the Implementation ~~Committee which~~Committee, which has a majority of tenants with representatives from HANH, the Cities of New Haven and Hamden, and Southern Connecticut State University. The IC offices are in this center. In addition, a computer center, relocation office, and library have all been opened recently at this location.
- HANH has entered into a Memorandum of Understanding with the local Job Corps Center. Job Corps will dedicate a team of students to renovate units in Brookside (at no cost to HANH except materials) that would otherwise remain vacant for the next three years due to the cost of renovation. In return, HANH is providing Job Corps with two units for transitional housing for its students.

- A new HOPE VI application has been submitted for West Rock.

- HANH has developed the first draft of a plan to address the marketability issues related to efficiency apartments. The major elements of that plan include:
 - HANH commissioned a market study, completed in June, to assess the marketability of its elderly/disabled buildings.
 - HANH has ~~drafted for submission~~ submitted an elderly only designation application to HUD for ~~four~~six of its elderly/disabled buildings.
 - HANH is developing renovation and service plan for each of these ~~four~~six buildings in order to begin to market them to the elderly market.
 - HANH ~~will~~has submitted a request to HUD to designate ~~one of its~~one of its elderly/disabled buildings as general occupancy. An analysis of HANH's efficiency and one-bedroom waiting lists has identified a significant population of non-elderly, non-traditionally disabled single individuals. Because the number of suitable units in family develops are minimal, these individuals have little or no chance of being housed. Together with a group of social service providers, HANH will create a supportive community within this formerly elderly/disabled building with support from the Corporation for Supportive Housing.
 - HANH commissioned a feasibility study to turn ~~one~~e of its large elderly/disabled buildings into a supportive housing building.

- Progress Made oOn HOPE VI – Monterey Place: Substantial progress has been made on the Elm Haven HOPE VI project. After HUD placed the project in conditional default in 1997, and after ~~the project was run by an alternative administrator~~an alternative administrator ran the project for approximately 18 months, the City took over administration of the grant beginning in ~~June, May~~June 1998. With the hiring of a HOPE VI coordinator, HANH began reassuming administration of the HOPE VI, a process which was

completed during 2000. Since May of 1998~~then~~, progress at Elm Haven has been dramatic including:

- Receiving HUD approval of the Elm Haven mixed-financing plan in September, 1998, and closing on financing for the first three phases of Elm Haven in December, 1998.
- Completing demolition of 267 public housing units as of August 1999.
- Completing construction of the first phase of homeownership. All Phase 1A homes have been sold to first-time homebuyers.
- In mid-1998, HANH resuming responsibility of the CSS programs. HANH's social service providers have created IDPs for 91% of the targeted residents. Securing HUD approval of the revised Elm Haven CSS plan in September 1999.
- Restructuring HANH's social service delivery system in March 2000, by incorporating a non-profit, social service corporation to oversee providers contracted by HANH. Comprehensive services provided beginning in July 2000.
- ~~The first 19 families from Elm Haven moved into new Monterey rental units in May.~~ All Elm Haven but ~~10 remaining Elm Haven~~ households have permanently relocated into Monterey Place.

The final handful of families will move by May 15.

-
- Returning full administration of the grant to HANH ~~in~~ March in March 2000, under the direction of a permanent HANH Hope VI Coordinator.
- Holding successful, regular meetings with residents, management, homeowners association, HANH, Development Team, the City, community groups and others.
- Providing outreach and support to Section 3 and M/WBE contractors to ensure increased participation in Phase 2.
- 279 new and rehabilitated units (approximately 70% of the total project) have been completed. An additional 18 townhouses are currently under

construction, with an anticipated completion of November 2001. Groundbreaking on the next Phase including an additional 51 rentals and 14 homeownership units is anticipated in August. Completions will be staggered beginning in June of 2002, with all units ready for occupancy by November of 2002. A final phase of approximately 40 homeownership units is still in the planning phase.

- Demolition of the final 195 Elm Haven units will be done in three phases. Initial demolition preparation has already begun, and will be complete by November.
- Because all of the original Elm Haven families who opted to relocate to the new Monterey Place ~~have now been housed or~~ have received final notification of their units, a site-based waiting list for the remaining public housing units was opened to the general public for the first time. Over 3,500 applications for housing were requested. 850 completed applications were returned.
- SECTION 202: After a careful evaluation of the condition of the buildings consisting of Winter Garden (CT 4-25) and meetings with the residents and the neighborhood in general, HANH determined that the buildings had deteriorated to the point that immediate vacancy and demolition were appropriate. As part of the redevelopment of the parcel, The Community Builders ([TCB](#)) was engaged to write and sponsor an application for Section 202 funding to rebuild a 40 unit elderly building on this site. HANH also applied for HOPE VI Demolition only funds for the site. Currently, residents are being relocated and HUD is considering both the demolition and the rebuilding applications.
- [HANH has entered into a sale agreement to dispose of its current central warehouse. The proceeds from this sale will be used to create five mini-warehouses for each Asset Management region. This decentralization will improve productivity and response time of HANH site-based maintenance workers.](#)
- [HANH worked with the State of Connecticut Department of Transportation to transfer small parcels of land to the State for transportation and drainage improvements at Crawford Manor and McConaughy Terrace.](#)

- Partnering with the City of New Haven Parks, Recreation, and Trees Department and others, HANH promoted and supported the effort to create a new park in the middle of McConaughy Terrace project. The park will be built partially on land created by a HOPE VI demolition only grant that saw 14 buildings representing 92 units removed from the site. If funded by the Department of the Interior, this property will bring much needed and safer recreation space to the neighborhood.

- At the request of the neighboring property owner, Cross Roads, Inc., HANH investigated the possibility of transferring a portion of its property at McConaughy Terrace to the abutter for construction of a drug and alcohol treatment facility dedicated to treatment of women with families. This facility would have beds reserved for HANH residents. The land currently has an unused parking area and unsafe basketball court on it.

- HANH continued to study the possibility of converting some of the units in W.T. Rowe into supportive housing by engaging a consultant and architect to conduct market and structural studies. Resident surveys were conducted and a series of focus groups of residents have helped move this process along. A portion of this study is being funded through a forgivable loan from the Corporation for Supportive Housing.

- The Board of Commissioners approved the submission of four HOPE VI demolition only applications for Winter Garden, Sheffield, Rockview Circle, and Riverview along with granting permission to relocate the residents and demolish the buildings at these locations.

- The Community Builders and HANH entered into two agreements though which The Community Builders (TCB) provided HANH with technical assistance (at no cost to HANH) to assess the redevelopment opportunities at Winter Garden and Quinnipiac Terrace.

- HANH developed close ties with Yale Law School that resulted in many projects being completed by students from that school. Not only do the Interim Executive Director and a member of the Board of Commissioners enjoy appointments to the faculty at the Law School, but the Deputy Director and Director of Planning and Redevelopment have been named to the adjunct faculty as well. The Law School's Public Housing Clinic focuses almost exclusively at benefiting HANH, and students have participated in projects including:
 - Drafting HANH's ACOP and revised lease;
 - Creating Day Care centers at two projects;
 - Coordinating efforts with the West Rock HOPE VI applications

- [Drafting the grant application for the development of a park in McConaughy:](#)
- [And drafting HANH's proposed Family Self-Sufficiency and Section 8 Homeownership programs.](#)

B. Implement Service Center to assist applicants and program participants with HANH administrative requirements and processing. The Service Center will also provide ombudsmen role for program participants having bureaucratic difficulties and provide liaison role with resident organizations.

- Main Office 1st Floor was redesigned to create the new Service Center. ~~The Service Center includes private meeting rooms~~ ~~, a rooms, a~~ resource center for information about job training and development and an attractive waiting area. The local Regional Workforce Development Board One-Stop center has established a satellite location in the resource center.
- HANH has established a central file location in the Service Center for information on all applicant and program participants.
- HANH ~~is procuring~~ ~~has procured~~ a consultant to assess the feasibility of implementing the use of technology such as scannable forms and electronic records to reduce data inputting needs and paper files.
- HANH has established an agency Newsletter that is sent to all residents and the community every other month. In addition, the Newsletter is made available on the new HANH website.

B. Develop security strategies for each HANH development that assures stable and safe communities.

~~[The new Service Center Director has implemented effective and uniform screening procedures to screen out households that have demonstrated an inability to adhere to a lease or other behaviors that would breach the quiet and peaceful enjoyment of the development or violate HUD's one strike screening standards.](#)~~

~~[The new Service Center Director has implemented effective and uniform screening procedures to screen out households that have demonstrated an inability to adhere to a lease or other behaviors that would breach the quiet and peaceful enjoyment of the development or violate HUD's one strike screening standards.](#)~~

~~HANH has designed and implemented security hardware installation programs at four of its seven high-rise developments to establish effective defensible perimeters and track activities in the common areas.~~

- The City of New Haven Police Department has assigned a full-time liaison to the Housing Authority. ~~This individual maintains an office at HANH's main office building.~~ She attends resident counsel meetings, confers with asset managers on crime trends and provides HANH with current information on calls for service.
- The HANH Asset Management department has initiated aggressive use of non-trespass orders to ~~evicted~~~~former~~ residents and unruly guests.
- The agency-wide tenant leadership counsel (VOICES) has established a security committee with members of ~~the~~ HANH senior staff. This group is assessing the security needs of each individual development.
- The Director of Asset Management has been working closely with the Inspector General's office to address the worst locations of drug and gang activities including use of undercover operations.

~~F. Create HANH Affiliated Community Housing Development Organization (CHDO) to assist Authority with redevelopment activities.~~

~~HANH has incorporated an entity and is in the process of establishing a "Blue Ribbon" Board of Directors that combines HANH and City representatives with outside Directors that bring skill sets and networks that can support the major level of redevelopment of HANH's portfolio that must occur over the next decade.~~

~~F. G. Design and implement homeownership programs using Section 8 subsidies to support mortgage payments as well as the conversion of acquired and new construction scattered sites to homeownership opportunities.~~

- HANH has drafted a Section 8 Homeownership Program that it expects to implement in conjunction with its Family Self-Sufficiency program by the beginning of the new Fiscal Year on October 1, 2001.

II. IMPROVE MANAGEMENT SYSTEMS

A. Complete transition to new integrated management information system

- HANH has completed 90% of its implementation to a new integrated management information system. TARC commissioned an assessment of HANH's computer implementation program from ABPT associates. ABT associates found that HANH's implementation costs were comparable to those of other agencies of similar size.
- HANH's Performance Auditor uses the new computer system to track turnover of emergency work orders on a daily basis, turnover of standard work orders and unit inspections on a monthly basis, and productivity of maintenance workers and unit turnover as needed. In addition, department heads use the new system to develop reports on such things as rent collection and budget to actual comparables.

B. Implement and sustain employee evaluation procedures to provide fair and accurate assessments of staff based upon utilization of skills, quality of work, job knowledge, supervisory initiative and aptitude, efficiency of execution, and ability to perform in a manner that supports agency goals and objectives.

- By September 30, 2001, HANH will have finalized its policies and procedures for annual and interim employee evaluations.
- HANH is in the process of training supervisors on employee evaluation and coaching techniques, personnel administration and progressive discipline procedures.
-

C. Increase financial accountability of HANH operations and increase reserves

- HANH has developed its first iteration of Project-based Budgets (PBB) to track expenses by development. Regional Asset Managers will have full responsibility for managing these project-based budgets. The Authority anticipates that within 3 years, it will be able to fully re-evaluate its asset management strategy for its public housing portfolio using accurate cost of operation data.
- HANH has modified the Chart of Accounts to support PBB.
- HANH has refined its departmental budgets and reporting and has established finance committee meetings with senior staff to review expenditures every two weeks.

D. Establish Internal Audit Function

- HANH hired a Performance Auditor in December of 2000.
- Housing Inspectors and the Work Order Intake staff will be assigned to the supervision of the Performance Auditor beginning October 1, 2001, thus turning these functions into tools for quality and enhanced internal controls.

- The Performance Auditor reports monthly on the PHAS Management items to provide a snapshot of agency status vis-à-vis these indicators. This will be expanded to include SEMAP during the fiscal year.

E. Maximize HANH income streams to support core mission to the maximum extent feasible.

- HANH has begun several efforts to promote transition of tenants from welfare-to-work or from marginal employment to a ~~livable~~livable wage (see Section III. A. below).
- HANH ~~is current~~is on current on all Section 8 recertifications and will be up-to-date on public housing recertifications by September 30, 2001.
- HANH has developed an RFP to secure an ESCO and create an energy performance contracting program covering ~~both supply~~both supply and demand aspects of its energy program.
- HANH has created a monthly Risk Management Committee and has initiated several efforts to mitigate and lessen insurance claims leading to a reduction of insurance premiums including:
 - Implementation of WETIP for resident safety.
 - Building ~~self inspection~~self-inspection program.
 - Development and implementation of a technology ~~policy which includes E-mail and Internet~~policy that includes E-mail and Internet use.
 - Documented Fleet Maintenance Program.
 - Initiation of an Employee Safety Committee that is addressing specific areas such as keeping first-aid kits in all vehicles, defensive driving training, and training on proper lifting techniques.

III. BUILD COMMUNITY AND SELF-SUFFICIENCY THROUGH HANH PROGRAMS

A. Improve self-sufficiency efforts to help people in public housing move towards employment and homeownership, through coordination with outside ~~agencies which~~agencies, which provide services.

- HANH has applied for funding for a Family Self-Sufficiency (FSS) Coordinator and will initiate its program by October 1,

2001 to promote transition of tenants from welfare-to-work or from marginal employment to a living wage.

- HANH is working with partners to create a training program for residents who want to start their own businesses (see section III. C. below).
- HANH opened its new Service Center on June 21st including a resource center for information on job training and opportunities. The Regional Workforce Development Board “Work Source” will open a satellite office in the resource center beginning this summer.
- The Director of the Service Center is working with HANH residents on the creation of a computerized resident job bank.
- HANH has partnered with “All Our Kin” (AOK) a non-profit organization that trains residents in early-childhood development and prepares them to work in or run high quality daycare centers. One AOK graduate has created a non-profit entity to run a daycare within one HANH family development. HANH provided the unit for that daycare.

1. Utilize non-profit subsidiary to design, implement and administer all HANH social service programs. These programs are to be supportive in nature and rely on established third party entities to provide direct services.

- HANH and the Alliance for Strong Communities (ASC) have entered into a MOA to administer HANH funds for social service programs for program participants.
- ASC, in conjunction with HANH, has restructured ~~the Drug~~the Drug Elimination program to provide greater accountability from sub-contractors and to increase benefit to residents.

2. Strengthen Section 3 efforts

- HANH, Empower New Haven and the SBR-funded Women’s Center of Stamford will conduct a feasibility study over the summer to create an entrepreneurial training program for the creation of resident owned businesses. If a need is determined, the training program will begin in the Fall of 2001.
- HANH established a set-aside ~~within its~~within its agency-wide landscaping RFP to be bid on by resident-owned businesses.
- The Vacancy Coordinator actively refers HANH residents to current vacancy contractors.

- Procurement processes were adjusted to encourage more minority and [Section 3](#) contractors. To encourage small and minority contractors HANH has eliminated performance bonds on smaller contracts.
- 80% of recent vacancy contract were awarded to minority contractors.
- [HANH/HOPE VI in the partnership with Beacon/Corcoran Jennison is creating a job-readiness program for public housing residents tailored to work in the construction trades. The first round of training is timed to coincide with employment opportunities that will become available as B/CJ starts its second phase of construction at Monterey. Follow-up skills training and apprenticeships will be made available by STRIVE on a continuing basis to graduates of the program.](#)

D. Improve lease enforcement to build communities

- HANH has begun to uniformly prosecute lease infractions as a way of stating “change has begun at HANH”.

E. Improve HANH’s ability to intervene with at risk families

- HANH’s new asset management system has improved the referral process for families falling behind in rent. Asset Managers work closely with the Alliance for Strong Communities and Families First.
- HANH established a working group with an area service provider called Continuum for Success. The mission is to match HANH’s program participant with needed services.

F. Improve youth programs at HANH

- Alliance for Strong Communities has assessed HANH’s existing youth programs and is implementing a plan to expand and improve those programs including:
 - Hiring a Youth Program Director to oversee all youth programs in HANH developments.
 - Hiring four site-based coordinators to run after-school programs five days a week (from 3:30 pm to 8:00 pm) and five hours on Saturdays.
 - Arranging for four Vista volunteers to live in two of HANH’s developments and to work with the youth at those developments.
 - Initiating a Youth Leadership Academy for 25-35 youths, in conjunction with STRIVE. This program will begin this summer and continue year round.

- Offering \$500 in start-up funds to family developments that start a youth council.
- HANH continues to work with LEAP to provide youth programs at Farnam Courts and in the Dixwell neighborhood.

VIIV. STRENGTHEN HANH'S PRESENCE IN THE NEW HAVEN COMMUNITY AS A LEADER ON AFFORDABLE HOUSING ISSUES

- HANH has instituted a bi-monthly newsletter that has been very ~~well-received~~well received. This newsletter helps explain HANH's turn-around activities.

Annual Plan Table of Contents ~~(will need to be updated)~~

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement (Attachment A, ct004a01)**
- FY 2001 Replacement Housing Fund Program Annual Statement (Attachment B, ct004b01)(in Section ?)**
- Most recent board-approved operating budget (TARC Cleveland already has a copy of the most recent FYE 2001 Board-approved budget) ~~(revision date ?)~~**

Optional Attachments:

- PHA Management Organizational Chart (Attachment C, ct004c01A)**
- FY 2001 Capital Fund Program 5-Year Action ?(Attachment D, ct004d01B)**
- Public Housing Drug Elimination Program (PHDEP) Plan (Attachment E, ct004e01C)**
- Comments of Resident Advisory Board or Boards (Attachment F, ct004f01)**

Other:

- A summary of race and income breakouts for HANH's Public Housing Program (Attachment ~~G~~, ~~ct004g01FD~~)
- Section 8 PBA Addenda (Attachment H, ct004h01)
- Draft Resident Participation Fund Agreement (submitted to RAB) (Attachment I, ct004i001)

~~Comments provided by Legal Service of New Haven and HANH responses (Attachment E)~~

~~Section 8 PBA Addenda (Attachment GF)~~

~~Draft Resident Participation Fund Agreement (submitted to RAB) (Attachment H)~~

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A (The Impediments to Fair Housing Analysis required for the City was prepared with HANH Input)	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
X	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
X	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
X	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 <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	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies	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	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	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
X	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
X	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A Draft Only	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A X	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
X	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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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	Afford-ability	Supply	Quality	Access-ibility [±]	Size	Loca-tionLoca-tion	
Income <= 30% of AMI	12,822	5	5	5	4	3	2	
Income >30% but <=50% of AMI	6,698	5	5	4	4	3	2	
Income >50% but <80% of AMI	7,129	4	4	4	4	3	2	
Elderly	4,683	4	3	3	3	2	3	
Families with Disabilities	4,690	4	5	3	3	3	4	
White	10,590	3	3	4	4	3	3	
Afro-American	9,387	3	3	4	4	3	3	
Hispanic	6,348	3	3	4	4	3	3	
Asian	324	3	3	4	4	3	3	

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: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- 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 (as of 5/01)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> 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	1308		
Extremely low income <=30% AMI	945	72.3%	
Very low income (>30% but <=50% AMI)	301	4.3%	
Low income (>50% but <80% AMI)	56	4.3%	
Families with children	862	66%	
Elderly families	218	16.7%	
Families with Disabilities (SSI/SSDI Recipient Households)	136	10.4%	
White	523	40%	
Black	551	42.2%	
Amerindian	3	.2%	
Asian	2	.2%	
White-Hispanic	208	15.9%	
Black-Hispanic	12	.9%	
Amerindian-Hispanic	0	0%	
Asian-Hispanic	9	.7%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 34 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes:			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Section 8 SRO and public housing residents with ADA needs or demolition/relocation needs)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	1444		> 200 units
Extremely low income <=30% AMI	1211	83.9%	
Very low income (>30% but <=50% AMI)	157	10.9%	
Low income (>50% but <80% AMI)	24	1.7%	
Families with children	774	53.6%	
Elderly families	181	12.5%	
Families with Disabilities (SSI/SSDI Recipient Households)	237	16.4%	
White	510	35.3%	
Black	450	31.2%	
American Indian	1	.1%	
Asian	0	0%	
White-Hispanic	462	32%	
Black-Hispanic	19	1.3%	
Amerindian-Hispanic	0	0%	
Asian-Hispanic	1	.1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (The 1BR elderly / disabled list and the 4BR, 5BR, and 6BR family lists are open. The 1BR, 2BR, and 3BR family lists are closed.)			
If yes: 1 BR closed 2/01 3 BR closed 2/01 2 BR closed 1999			
How long has it been closed (# of months)? Do we need to answer these individually? YES			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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

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

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

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**
- Other: (list below)

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities**
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing**
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available**
- Affirmatively market to local non-profit agencies that assist families with disabilities**
- Other: (list below)**
Set aside vouchers from our current allocation for people with disabilities and collaborate with local service providers to offer enriched supportive services.

Work with the City of New Haven Office of Disability ~~Services~~ to Services to try and encourage landlords to renovate apartments to make them accessible for Section 8 participants.

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing**
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs**
- Community priorities regarding housing assistance**
- Results of consultation with local or state government**
- Results of consultation with residents and the Resident Advisory Board**
- Results of consultation with advocacy groups
- Other: (list below)**

HANH has established a working group with area providers called "Continuum for Success". This group is exploring innovative ways to meet the housing and service needs of current and future HANH participants.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$ 12,315,656 \$13,000.00 est.	
b) Public Housing Capital Fund	\$ 6,014,642	
c) HOPE VI Revitalization	\$ 5,331,593	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 27,666,138 \$25,370,068	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 766,312	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 0 \$231,000.00	
h) Community Development Block Grant	\$ 0 \$50,000.00	
i) HOME	N/A	
Other Federal Grants (list below)		
Troubled Agency TAG	\$ 0	Operational Improvements
2. Prior Year Federal Grants (unobligated funds only)		
2000 CGP	\$ 4,519,409	Modernization
2000 PHDEP	\$ 737,640	Scattered Site Dev.
Development 44	\$ 219,519	Scattered Site Dev.
Development 54	\$ 1,272,986	Scattered Site Dev.
Development 62	\$ 1,659,268	Scattered Site Dev.
Development 64	\$ 140,321	Scattered Site Dev.
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	5,229,239 \$5,238,864	Operating
4. Other income		
5. Non-federal sources		
City of New Haven	\$ 0	
State of CT	\$ 0	
Total resources	65,106,411	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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: varies based on turnover projections; between 20 to 30.**
- When families are within a certain time of being offered a unit: Varies, but generally 1-3 months before a unit becomes available.**
- Other: (describe)

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**

Other (describe)

.

- 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)

HANH does statewide criminal checks, but will be reviewing its policy concerning criminal records to determine if obtaining information from enforcement agency databases rather than sources of public information can be implemented.

(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** (for general occupancy~~family~~and elderly/disabled developments)
- Sub-jurisdictional lists
- Site-based waiting lists** (for elderly/disabled)
- Other (describe)

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

- PHA main administrative office**

- PHA development site management office (Monterey Place only)**
 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? 15 elderly or elderly/disabled. (In addition, HANH's HOPE VI project maintains a site-based waiting list).
2. Yes 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. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

ALL LISTS FOR WHICH THEY ARE ELIGIBLE

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office**
 All PHA development management offices
 Management offices at developments with site-based waiting lists (Monterey Place only)
 At the development to which they would like to apply
 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)
- One
 Two
 Three or More
- b. Yes **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:

For site-based waiting lists, one unit is offered.

(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?

- Emergencies**
- Overhoused (by a degree of two)**
- Underhoused (by a degree of two)**
- Medical justification**
- Administrative reasons determined by the PHA (e.g., to permit modernization work)**
- Resident choice: (state circumstances below)
- Other: (list below)**

The unit has special ~~features which~~ **features, which** are required by another household.
 The household is at risk of harassment or threatened violence.

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 (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

High rent burden

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- 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 (Both HANH and Monterey)**
- The PHA's Admissions and (Continued) Occupancy policy**
- PHA briefing seminars or written materials.
- Other source (list)

VOICES (the agency-wide tenant leadership organization) is initiating a Resident Orientation Committee in cooperation with HANH.

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

~~THIS SECTION DOES NOT APPLY TO 7/1/01 AGENCIES~~

a. **Yes** **No:** Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. **Yes** **No:** Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

|

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

(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)

HANH does statewide criminal checks, but will be reviewing its policy concerning criminal records to determine if obtaining information from enforcement agency databases rather than sources of public information can be implemented.

- e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)
- Criminal or drug-related activity
 - Other (describe below)**

The Authority will share prior program history such as damage claims or lease compliance problems known by the Authority.

(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)**

Section 8 SRO

HANH Section 8 Mainstream Set-aside Program

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(Select all that apply)

- PHA main administrative office**
 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:

Upon request and documentation of efforts made to find housing during the initial 60-day period and for reasonable accommodations.

(4) Admissions Preferences

a. Income targeting

1. **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 (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 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)
 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 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.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

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

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

- Date and time of application
- 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)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers
- 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)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

Through personal letters.

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)
- 95th 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:

Other (list below)

Anytime the family composition changes.

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?

The Authority is interested in implementing ISAs and will research how these savings accounts can be set-up without creating extensive administrative or financial liability to the Authority.

(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 (list/describe below)**

HANH has also developed a “break-even” flat rent policy for developments scheduled for demolition in which families still reside. Within HUD’s operating subsidy regulations, this policy is based upon HANH’s determination of operating and utility costs to support the unit and is not based upon market comparables.

1. Section 8 Tenant-Based Assistance

(1) Payment Standards

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)

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)**

A. PHA Management Structure

Describe the PHA's management structure and organization.

- An organization chart showing the PHA's management structure and organization is attached.**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management **THIS INFORMATION NEEDS TO BE REFINED.**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2,900	10%
Section 8 Vouchers	2,800	3%
Section 8 Certificates	See above	
Section 8 Mod Rehab	80	5%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	2435	N/A
Other Federal Programs (list individually)	N/A	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Work Order Policy and Procedures

HANH Maintenance Plan

HANH Lease

Admissions & Continued Occupancy (ACOP)

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

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 (Monterey only)
 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)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(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:

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

-or-

The Capital Fund Program Annual Statement is provided below:
(if selected, copy the CFP Annual Statement from the Table Library and ~~inseinsert~~rt here)

|

(2) Optional 5-Year Action Plan

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.

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:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment

-or-

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)

HANH is accumulating Replacement Housing Factor Funds for use in a new housing development program. Specifics of this development program are yet to be finalized. Once the Authority has prepared its Development Plan, it will be submitted to HUD for review and approval

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

- 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: Elm Haven
2. Development (project) number: CT 4-2
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:

Rockview CT 4-6	Resubmit if unfunded
Brookside CT 4-36	Resubmit if unfunded
McConaughy CT-35	New submission if West Rock Funded or in the alternative:
Quinnipiac Terrace CT4-3	New submission <u>if</u> West Rock <u>is</u> funded

- 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:

Elm Haven {CT 4-02}
Quinnipiac Terrace {CT 4-03}
Rockview Circle CT 4-6
Riverview CT 4-17
Sheffield Manor CT 4-19
Brookside Avenue CT 4-36
Winter Garden CT-39

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:

Activities during the fiscal year may include:

[Elm Haven replacement units in scattered site locations](#)

[Quinnipiac Terrace CT4-3](#)

[Riverview CT 4-17](#)

[Sheffield Manor 4-19](#)

[Winter Gardens CT 4-39](#)

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.)

Demolition/Disposition Activity Description	
1a. Development name: Elm Haven1	
1b. Development (project) number: CT 4-01	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: 1993 as part of approved HOPE VI application	
5. Number of units affected: 12	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October 1, 2001 b. Projected end date of activity: November 30, 2002	

Demolition/Disposition Activity Description	
1a. Development name: Riverview	
1b. Development (project) number: CT 4-17	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: February 28 June 25, 2001	
5. Number of units affected: 12	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October 1, 2001 b. Projected end date of activity: November 30, 2002	

Demolition/Disposition Activity Description	
1a. Development name: Winter Garden	
1b. Development (project) number: CT 4-39	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: February 28 June 25, 2001	
5. Number of units affected: 34	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October 1, 2001 b. Projected end date of activity: November 30, 2001	

Demolition/Disposition Activity Description	
1a. Development name: Quinnipiac Terrace	
1b. Development (project) number: CT 4-3	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Not known at this time	
5. Number of units affected: 244	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:	

Demolition/Disposition Activity Description	
1a. Development name: Rowe Apartments	
1b. Development (project) number: CT 4-31	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/>	

Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Not known at this time	
5. Number of units affected: 175	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Not known at this time	
b. Projected end date of activity:	

Demolition/Disposition Activity Description	
1a. Development name: Sheffield Manor 1b. Development (project) number: CT 4-19	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: The first building demolition was approved on ***; the remaining building's demolition was applied for on June 15, 2001	
5. Number of units affected: 116	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:	

Demolition/Disposition Activity Description	
1a. Development name: Eastview 1b. Development (project) number: CT 4-34	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Not known at this time	
5. Number of units affected: Not known at this time	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time. b. Projected end date of activity:	

Demolition/Disposition Activity Description	
1a. Development name: Westville Manor 1b. Development (project) number: CT 4-37	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	

4. Date application approved, submitted, or planned for submission: Not known at this time
5. Number of units affected: Unknown estimated up to 50 depending upon final plan for the West Rock HOPE VI revitalization plan
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: Ribicoff Cottages
1b. Development (project) number: CT 4-14
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Not known at this time
5. Number of units affected: Unknown, estimated 10 to 12 depending upon final plan for the West Rock HOPE VI revitalization plan
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: McConaughy Terrace
1b. Development (project) number: CT 4-35
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Not known at this time
5. Number of units affected: 0 – portion of unused property
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: Ribicoff Extension
1b. Development (project) number: CT 4-24
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>	
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>	
<p>4. Date application approved, submitted, or planned for submission: Not known at this time</p>	
<p>5. Number of units affected: No more than 10 to 12 to accommodate road for new HOPE VI development on adjacent Brookside Avenue and Rockview Circle developments</p>	
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>	
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Not known at this time</p> <p>b. Projected end date of activity:</p>	

Demolition/Disposition Activity Description

<p>1a. Development name: Valley Townhouses</p> <p>1b. Development (project) number: CT 4-29</p>	
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>	
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>	
<p>4. Date application approved, submitted, or planned for submission: Not known at this time</p>	
<p>5. Number of units affected: Approximately 12 to reduce density and increase livability</p>	
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>	
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Not known at this time</p> <p>b. Projected end date of activity:</p>	

Demolition/Disposition Activity Description

<p>1a. Development name: Waverly Gardens</p> <p>1b. Development (project) number: CT 4-30</p>	
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/></p>	
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>	
<p>4. Date application approved, submitted, or planned for submission: Not known at this time</p>	
<p>5. Number of units affected: 52 — potential sale of property to residents as possible homeownership activity</p>	
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>	
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Not known at this time</p> <p>b. Projected end date of activity:</p>	

<u>Demolition/Disposition Activity Description</u>	
1a. Development name: Robert T. Wolfe	
1b. Development (project) number: CT 4-16	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Not known at this time	
5. Number of units affected: Unknown - - possible development into supportive housing in part or in whole	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:	

<u>Demolition/Disposition Activity Description</u>	
1a. Development name: County and Henry Scattered Sites	
1b. Development (project) number: CT 4-15	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Not known at this time	
5. Number of units affected: 5	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time b. Projected end date of activity:	

<u>Demolition/Disposition Activity Description</u>	
1a. Development name: Rockview Circle	
1b. Development (project) number: CT 4-6	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: September, 2000	
5. Number of units affected: 196	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: November, 2000	

<u>b. Projected end date of activity: October, 2005</u>	
<u>Demolition/Disposition Activity Description</u>	
<u>1a. Development name: Brookside Avenue</u>	
<u>1b. Development (project) number: CT 4-36</u>	
<u>2. Activity type: Demolition <input checked="" type="checkbox"/></u> <u>Disposition <input checked="" type="checkbox"/></u>	
<u>3. Application status (select one)</u> <u>Approved <input checked="" type="checkbox"/></u> <u>Submitted, pending approval <input type="checkbox"/></u> <u>Planned application <input type="checkbox"/></u>	
<u>4. Date application approved, submitted, or planned for submission: September, 2000</u>	
<u>5. Number of units affected: All 296</u>	
<u>6. Coverage of action (select one)</u> <u><input type="checkbox"/> Part of the development</u> <u><input checked="" type="checkbox"/> Total development</u>	
<u>7. Timeline for activity:</u> <u>a. Actual or projected start date of activity: November 1, 2000</u> <u>b. Projected end date of activity: October 31, 2005</u>	

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?

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.

~~NEED TO ADD WOLFE FOR DESIGNATION TO GENERAL ALSO, ROWE MIGHT BE SOLD, IS IT IN DISPO SECTION? YES~~

Designation of Public Housing Activity Description	
1a. Development name: C. B. Motley	
1b. Development (project) number: CT 4-18	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
2. Date this designation approved, submitted, or planned for submission: _____ July 30, 2001	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 63	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Katherine Harvey Terrace	
1b. Development (project) number: CT 4-8	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>	

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
2. Date this designation approved, submitted, or planned for submission: <u>July 30, 2001</u> July 30, 2001 30, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 23
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Newhall Gardens
1b. Development (project) number: CT 4-9
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
2.4. Date this designation approved, submitted, or planned for submission: <u>July 30, 2001</u> July 30, 2001 30, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 36
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Prescott-Bush Mall
1b. Development (project) number: CT 4-9
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
2.4. Date this designation approved, submitted, or planned for submission: <u>July 30, 2001</u> July 30, 2001 30, 2001
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?

6. Number of units affected: 60
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Rowe Apartments 1b. Development (project) number: CT 4-31
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
1. Date this designation approved, submitted, or planned for submission: <p style="text-align: center;">Not known at this time</p>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 175
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Valentina Macri 1b. Development (project) number: CT 4-26
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
1. Date this designation approved, submitted, or planned for submission: <p style="text-align: center;">Not known at this time</p>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 17
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Ribbicoff Cottages	
1b. Development (project) number: CT 4-14	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
1. Date this designation approved, submitted, or planned for submission: <p style="text-align: center;">Not known at this time</p>	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 60	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Ribbicoff Extension	
1b. Development (project) number: CT 4-24	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
1. Date this designation approved, submitted, or planned for submission: <p style="text-align: center;">Not known at this time</p>	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 40	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Robert Wolfe	
1b. Development (project) number: CT 4-16	
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	

<p>Occupancy by general population from current designation as elderly and families with disabilities <input checked="" type="checkbox"/> <u>(subject to current resident approval)</u></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>1. Date this designation approved, submitted, or planned for submission: <p style="text-align: center;">Not known at this time</p></p>
<p>5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?</p>
<p>6. Number of units affected: 93</p>
<p>7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>

<p><u>Designation of Public Housing Activity Description</u></p>
<p><u>1a. Development name: Ruoppolo Manor</u></p>
<p><u>1b. Development (project) number: CT 4-22</u></p>
<p><u>2. Designation type:</u> <u>Occupancy by only the elderly</u> <input type="checkbox"/> <u>Occupancy by families with disabilities</u> <input type="checkbox"/> <u>Occupancy by only elderly families and families with disabilities</u> <input type="checkbox"/> <u>Occupancy by general population from current designation as elderly and families with disabilities</u> <input checked="" type="checkbox"/> <u>(subject to current resident approval)</u></p>
<p><u>3. Application status (select one)</u> <u>Approved; included in the PHA's Designation Plan</u> <input type="checkbox"/> <u>Submitted, pending approval</u> <input type="checkbox"/> <u>Planned application</u> <input checked="" type="checkbox"/></p>
<p><u>1. Date this designation approved, submitted, or planned for submission:</u> <p style="text-align: center;">Not known at this time</p></p>
<p><u>5. If approved, will this designation constitute a (select one)</u> <input checked="" type="checkbox"/> <u>New Designation Plan</u> <input type="checkbox"/> <u>Revision of a previously approved Designation Plan?</u></p>
<p><u>6. Number of units affected: 93</u></p>
<p><u>7. Coverage of action (select one)</u> <input type="checkbox"/> <u>Part of the development</u> <input checked="" type="checkbox"/> <u>Total development</u></p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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?

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.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 % <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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).

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?

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <u>Waverly TownhousesGardens</u>	
1b. Development (project) number: <u>CT4-30</u>	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) <u>Date not known at this time.</u>	
5. Number of units affected:	
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> <input type="checkbox"/> 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~~ 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 HANH Section 8 Homeownership Program (SEHOP) offers a new option for families that receive Section 8 tenant-based assistance: Homeownership. The mission of this program is to connect low-income households with homeownership opportunities, promote household self-sufficiency through training and support, and facilitate neighborhood growth. Additionally, through careful screening and monitoring of households as well as pre-qualification of participants, SEHOP will attempt to minimize the potential for mortgage defaults, which subsequently have a negative impact on both the household and the neighborhood.

~~Need to provide program description (should we just add as an addendum?)~~

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**
 ~~(Still accurate?)~~
 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:

The following are the requirements for acceptance into the Section 8 Homeownership program

- Employed for at least 120 hours during each of the previous 12 months (waived for elderly or disabled)
- Current participant in HANH's tenant-based Section 8 Program and HANH's Family Self-Sufficiency Program
- Good standing with HANH with no outstanding debts outside of a repayment agreement.

Additional requirements once part of the program include:

- Successful completion of a homeownership counseling program approved by HANH
- Successful location of a home within 12 months of voucher receipt which passes both an independent inspection and a Housing Quality Standards Inspection
- Securing of financing within 180 days of finding a home
- Approval of financing by HANH dependent upon it avoiding predatory lending and instead following accepted financing practices
- Fulfillment of Homeowner Obligations over the period of assistance, up to fifteen years (except for elderly and disabled), including the passage of annual HQS inspections and ongoing loan servicing.

The Housing Authority of New Haven may require additional criteria as the final draft of the plan is completed.

~~12. The exact list of additional criteria is not yet determined but may include:~~

~~Need to update with proposed plan information.~~

~~2. Requirement for more than one year of employment~~

~~2. Utilization in New Haven only~~

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.

The Housing Authority of the City of New Haven (HANH) currently administers Public Housing Drug Elimination Program (PHDEP) Grants. These grants are used to enhance security and provide support to HANH residents as they seek financial independence.

The HANH is committed to the further development of approaches, programs and services that will enhance safety and personal security, and support and encourage economic development and financial independence among all of its residents. The HANH seeks to achieve these objectives through close coordination with community agencies and through grant funding efforts.

To the extent that HANH residents are required to perform Community Service under HUD regulations, the Housing Authority has designed and will implement its community service requirement as defined in its ACOP.

A. PHA Coordination with the Welfare (TANF) Agency

~~I need to ask Bethany what ever happened with this.~~

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 (Is this correct and up-to-date?)

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**
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes** **No:** Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

~~Should we add anything to the chart below? Talk with Babz:~~

1. ~~e~~Entrepreneurial training program _____
2. Youth Leadership Academy

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method	Access	Eligibility
Resource Center		Open	HANH Main Office	All HANH Program Participants
Families F.I.R.S.T.		Open	On-site at Quinnipiac, Farnam and Eastview, McConaughy Terrace and Valley Townhouses	Residents of the sites
Day Care Training and Certification Program		Open	On-site at Quinnipiac and Brookside.	Residents of the sites
BABES		Open	On-site at Essex Townhouses , Quinnipiac Terrace , Farnum Court , Eastview Terrace , McConaughy Terrace and Valley Townhouse , Eastview Terrace, Farnam Court,	Residents of the sites
On-site Health Screenings		Open	On-site at 6 developments including: Quinnipiac, Farnam, Eastview, & Brookside	Residents of the sites
Youth Programs—Youth Board, Volunteers to Work, Summer Programs, After School Programs, Boys & Girls Scouts, etc.		Open	On-site at most large family housing developments	Residents of the sites
Adult Education Programs		Open	On-site at most large family housing developments	Residents of the sites
Rescue Patrols		Open	On-site at eight elderly/disabled developments	Residents of the sites
Community Police Substations		Open	On-site at Eastview Terrace, Farnam , Farnum Court, and Quinnipiac Terrace	N/A
Youth Leadership Academy		Open	At Strive headquarters and jobsites	Residents of the sites
LEAP		Open	Farnum Court	Residents of the site
Women's Business Development Center Entrepreneurial Training Program		Open	Gateway Community College	Residents of the sites
HEALTH – Hill Health Center, St. Raphael's Hospital, Southern Connecticut School of Nursing and Yale School of Nursing		Open	On-site at Brookside, Monterey, Quinnipiac Terrace, Crawford Manor and McQueeney Towers	Residents of the site
New Haven Family Alliance		Open	On site at Monterey Place	Residents of the site
New Haven Parks and		Open	On site on Monterey Place	Residents of

(2) Family Self Sufficiency program/s

a. Participation Description (revise)

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (Start of FY 2001 0 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing (Proposed Voluntary Program to be set-up during the fiscal year)	100 50	0
Section 8	50	

Section 8 Homeownership

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.**

As appropriate

- 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)

Action steps to implement the Community Service Requirement will include:

~~Development of a new HANH lease.~~

1. A public information campaign around the new program requirements including the Community Service Requirement that would use both a newsletter and a development-based meeting process.
1. A survey of the current status of household members in terms of education and job training program participation that would occur as part of the annual recertification process.
1. Development of new resident orientation materials that would describe the Community Service Requirement among other new requirements.

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.

The Housing Authority of the City of New Haven (HANH) works closely with the City of New Haven Department of Police Services in order to achieve a safe and secure living environment for HANH residents.

In developing policies and procedures, the HANH will, on an ongoing basis, promote initiatives that will support the safety and security of HANH residents.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments**
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments**
- Residents fearful for their safety and/or the safety of their children**
- Observed lower-level crime, vandalism and/or graffiti**
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime**
- Other (describe below)**

Physical Improvements are needed at many of the developments in order to support public safety along with more police details and/or security.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents**
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority**
- Analysis of cost trends over time for repair of vandalism and removal of graffiti**
(did we really use this?)
- Resident reports**
- PHA employee reports**
- Police reports**
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs**
- Other (describe below)**

3. Which developments are most affected? (list below)

The following developments currently appear to be most affected by crime and drug-related issues:

***Brookside
Eastview Terrace
Farnam Court
McConaughy Terrace
Quinnipiac Terrace
Rockview Circle***

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

The Housing Authority of the City of New Haven (HANH) plans to continue crime and drug prevention activities system-wide throughout the coming year, with different kinds of initiatives in different locations, based on the local needs.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**Coordination between the HANH and the City of New Haven
Department of Police Services is most evident at the
following HANH developments:**

**Brookside
Eastview Terrace
Farnam Court
McConaughy Terrace
Quinnipiac Terrace**

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes **No:** Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes **No:** Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

Yes **No:** This PHDEP Plan is an Attachment. (**Attachment Filename:**
[ct04cver1](#)~~[ct04cver1.doc](#)~~)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

X. Pet Policy

- 1) HANH tenants are allowed to keep only common household pets: cat, dog, bird, hamster, iguana, gerbil, guinea pig, rabbit, and fish. If the pet is a dog, the maximum weight cannot exceed 20 pounds at full maturity. Unacceptable pets include but are not limited to any animal normally found in the wild (raccoons, skunks, squirrels etc) and also pigeons, ferrets, snakes, spiders, chickens, ducks, and birds of prey (hawks, falcons, etc.).
- 2) Residents who opt to house a dog or cat will be required to pay a deposit of one month's rent (not to exceed \$300.00) for this privilege.
- 3) Dogs are not allowed to roam freely at any time and must be properly licensed and immunized. Cats will not be allowed to roam freely and must be properly immunized. Dogs and cats are required to be spayed or neutered at the proper age, with proof of all aforementioned given to HANH. Pet owners must prevent their pet from nuisances such as excessive barking, chirping, howling, meowing, whining or any other unruly behavior that would disturb the health, safety, comfort or quiet enjoyment of their neighbors at all times.
- 4) In order to assure the safety of HANH personnel dogs must be contained in secure metal cages whenever an employee is expected at the unit, or whenever the head of the household is not at home. Resident pet owners are prohibited from altering their unit to accommodate a pet. Resident pet owners will prevent the animal from causing damage to the interior of the unit. Pet owners must keep their units clean, sanitary and free of pet odors and infestation of insects. Animal waste must be properly bagged and disposed of in the dumpster.
- 5) No dogs can be tied at either the front or rear stairs or in the front or rear yards. No dog coops, cages, pens, or hutches are permitted on the property. Resident pet owners will prevent the animal from causing damage to all exterior yard areas including landscaping. Pet owners must keep their yards clean, sanitary and free of pet odors and infestation of insects. Animal waste must be cleaned immediately by the pet owner, properly bagged and disposed of in the dumpster.

- 6) In the event a resident pet owner has neglected, abused, or abandoned their pet, or another emergency situation exists the pet owner must provide HANH with the names, addresses and telephone numbers of two (2) adult individuals who will take immediate full responsibility of the pet. If these individuals are unavailable at the time a situation becomes known HANH will remove the pet, or cause to have the pet removed to an animal care facility at the cost of the resident pet owner. Animals found loose will be brought to an animal shelter at no expense to HANH.
- 7) Although not required, it is strongly recommended that pet owners obtain insurance for their own protection. HANH requires pet owners to sign documentation indemnifying HANH against pet related litigation, attorney's fees, and any and all personal injury claims.
- 8) In addition to fines imposed by the City of New Haven regarding pets, HANH reserves the right to impose fees to resident pet owners who lack responsibility, and show little regard to the rules and regulations of the HANH pet policy.
- 9) A LEASH (LEASE ENFORCEMENT of ANIMAL SAFETY in HOUSING) board of five (5) members shall be established to hear complaints, grievances, and appeals of pet owners. Two (2) 'LEASH ' members appointed by the Executive Director will be representatives of HANH and two (2) representatives of the Resident Advisory Board (RAB) will also be members. Additionally one (1) other individual with an affiliation of pet ownership and care will also be requested to become a member of the LEASH Board. LEASH will meet to discuss changes to the pet policy on an as needed basis.

We now have a Pet Policy that needs to be included.

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? Ask Tim about the answer to this question.

Electronic version only for the fiscal year ending 9/99.

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?

Three (3) ~~findings~~ findings are carried as open from prior years and 2 (new) observations have been added.

5. **Yes** **No:** Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

~~Within 60~~ Within 60 days of receipt of "hard copy" of the Audit

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.

1. **Yes** **No**: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing ~~stock~~, stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake?
(~~select~~Select all that apply)

- Not applicable
- Private management**
- Development-based accounting**
- Comprehensive stock assessment**
- Other: (list below)

3. **Yes** **No**: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

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?

No written comments were received from the RAB. However, several individual members of the RAB made comments at the Public Hearing.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) CT04d01

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: City of New Haven

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)**

Despite potential near term loss of public housing units as part of redevelopment, activities of HANH to revitalize its housing and increase Section 8 Program utilization in non-impacted census tracts are supportive of Consolidated Plan Goals. This is especially true of efforts in EZ neighborhoods to improve physical conditions, security and help residents obtain economic independence. In addition HANH has been working with local social service providers and the City's Office of Disability Services and the City's Office of Human Services to develop initiatives to improve housing access for individuals with disabilities in the Section 8 program and supportive services for conventional public housing.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of New Haven supports HANH in a variety of ways including infrastructure for new developments, funds to renovate vacant units, and creation of recreational facilities.

D. Other Information Required by HUD

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

~~We changed this, so what should it say now?~~

The Housing Authority of the City of New Haven considers a major change in the content of the HAP to consist of one or more the following:

1. Changes in waiting list preference criteria
2. Implementation of program incentives to increase the number of working households in the program.
3. ~~A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.~~ A change in any open Annual Capital Program that adds a new work item that is not an emergency and is not in any existing capital budget or five-year plan.
4. A decision to submit a major application such as a Demolition/Disposition, Allocation for Designated Housing or HOPE VI application that is not already referenced in the Plan.
5. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

CAPITAL FUND PROGRAM TABLES

July 16, 2001

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$577,273			
3	1408 Management Improvements	450,000			
4	1410 Administration	577,273			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	450,000			
10	1460 Dwelling Structures	2,824,477			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	110,000			
14	1485 Demolition	50,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000			
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2
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X **Original Annual Statement** **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	383,714			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,772,737			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-0 HA-wide	Operations	1406		577,273				
4-0 HA-wide	Resident opportunity initiative	1408		25,000				
4-0 HA-wide	Staff training (general)	1408		25,000				
4-0 HA-wide	Staff training (computer)	1408		25,000				
4-0 HA-wide	Computer technical assistance/business process	1408		50,000				
4-0 HA-wide	Resident orientation materials/resident handbook	1408		50,000				
4-0 HA-wide	Technical assistance with Moving to Work	1408		125,000				
4-0 HA-wide	Technical assistance for program auditor/internal reporting	1408		75,000				
4-0 HA-wide	Record keeping system improvements	1408		75,000				
4-0 HA-wide	Administration	1410		577,273				
4-0 HA-wide	General A/E services	1430		100,000				
4-0 HA-wide	Asbestos assessments	1430		50,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-35/29 McC&Va	McConaughy/Valley master plan	1430		80,000				
4-0 HA-wide	High-rise intercom study	1430		20,000				
4-0 HA-wide	Site lighting improvements	1450		250,000				
4-0 HA-wide	Clean sewer lines and catch basins	1450		200,000				
4-0 HA-wide	Elderly/disabled security system improvements	1460		100,000				
4-0 HA-wide	Family development security system improvements	1460		50,000				
4-0 HA-wide	Vacancies	1460		100,000				
4-0 HA-wide	Health & safety items (ident asset mgrs)	1460		300,000				
4-3 Quinnipiac	Repair porch lights	1460		25,000				
4-4 Farnam Courts	Install screen doors	1460		72,000				
4-8 K. Harvey	Implement comp mod design	1460		100,000				
4-9 Newhall	Implement comp mod design	1460		150,000				
4-10 P. Bush	Implement comp mod design	1460		200,000				
4-12 Crawford	Exterior masonry repairs	1460		50,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-14 Ribicoff	Range hoods	1460		6,000				
4-18 C.B. Motley	Implement comp mod design	1460		300,000				
4-18 C.B. Motley	Roof repairs	1460		25,000				
4-18 C.B. Motley	Repair windows/replace sash	1460		25,000				
4-22 Ruoppolo	RegROUT/recaulk/retile showers	1460		50,000				
4-22 Ruoppolo	Repair leaks at masonry walls & balconies	1460		20,000				
4-23 Essex	Install screen doors	1460		10,000				
4-23 Essex	Repair basement stairs	1460		10,000				
4-34 Eastview	Repair porch lights	1460		50,000				
4-34 Eastview	Implementation of phase 1 & 2	1460		1,056,477				
4-36 Brookside	Replace bathroom subfloors	1460		25,000				
4-36 Brookside	Repair stairs damaged by termites	1460		25,000				
4-36 Brookside	Repair kitchen cabinets/counters	1460		25,000				
4-37 Westville	Masonry repairs	1460		50,000				
4-0 HA-wide	Appliances	1465		50,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4-0 HA-wide	Asset manager's field equipment	1475		50,000				
4-0 HA-wide	Computers, office machines & equipment	1475		40,000				
4-0 HA-wide	Maintenance vehicles	1475		20,000				
4-0 HA-wide	Demolition	1485		50,000				
4-0 HA-wide	Relocation	1495		50,000				
4-0 HA-wide	Contingency	1502		383,714				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program No: CT25P00450101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406 Operations	3/31/2003			9/30/2004				
1408 Mgmt improve	3/31/2003			9/30/2004				
1410 Admin	3/31/2003			9/30/2004				
1430 Fees & costs	3/31/2003			9/30/2004				
1450 Site	3/31/2003			9/30/2004				
1460 Dwell construc	3/31/2003			9/30/2004				
1465 Dwelling equip	3/31/2003			9/30/2004				
1475 Non dwell equip	3/31/2003			9/30/2004				
1485 Demolition	3/31/2003			9/30/2004				
1495 Relocation	3/31/2003			9/30/2004				

CAPITAL FUND PROGRAM TABLES

July 16, 2001

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450101			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Rev. #1	Obligated	Expended
1	Total non-CFP 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	1499 Development Activities	\$241,905.00			
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450101	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Rev. #1	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$241,905.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Housing Authority of the City of New Haven		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 10/1/02	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 10/1/03	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 10/1/04	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 10/1/05
Quinnipiac Ter. CT4-3		120,000	20,000	0	0
Farnum Courts CT4-4		4,000	172,000	308,400	475,600
Essex Townhouses CT4-23		113,000	0	0	0
Valley T-houses CT4-29		56,000	37,000	0	0
Waverly T-houses CT4-30		0	0	77,500	104,600
Eastview Apts. CT4-34		600,000	800,000	800,000	800,000
McConaughy Ter. CT4-35		226,000	0	495,000	496,000
Westville Manor CT4-37		500,000	500,000	949,500	1,138,500
Scattered Sites CT4-15,47,50,51,52,55,56,57,58,60,61,63 & 64		269,820	270,720	270,370	271,520
Winslow-Celentano CT4-11		60,500	44,000	272,250	234,000
Crawford Manor CT4-12		222,000	190,000	101,000	178,500
Robert T. Wolfe CT4-16		78,700	16,000	0	0
CB Motley CT4-18		634,000	558,000	0	0
Ruoppolo Manor CT4-22		24,000	24,000	25,000	25,000
McQueeney CT4-28		816,500	270,000	395,000	105,000
William T. Rowe CT4-31		23,000	0	0	0
Katherine Harvey CT4-8		79,640	12,540	290	290
Newhall Gardens CT4-9		96,300	120,600	300	300
Prescott-Bush CT4-10		175,850	133,850	850	850
Ribicoff Cottages CT4-14		260,000	299,800	288,800	212,700
Ribicoff Ext. 4-24		134,000	199,000	201,000	83,200
Valentina Macri CT4-26		11,000	41,000	23,180	33,000
Fairmont CT4-40		58,000	303,000	304,000	303,300
CFP Funds Listed for 5-year planning		4,562,310	4,011,510	4,512,440	4,462,360
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Name of Development	ACC	WORK ITEMS	HUD DEVELOPMENT ACCOUNT NUMBER	YEAR 2 FUNDING REQUIRED	YEAR 3 FUNDING REQUIRED	YEAR 4 FUNDING REQUIRED	YEAR 5 FUNDING REQUIRED
Quinnipiac Terrace	4-03	Contingency for Asbestos Remediation if Required	1502	\$ 100,000	\$ -	\$ -	\$ -
		Asset Management Allowances for Window Failures, Weatherstripping, Site Drainage, Bathtub Caulking	1450/1460	\$ 20,000	\$ 20,000	\$ -	\$ -
Total	4-03	All Work Items Above		\$ 120,000	\$ 20,000	\$ -	\$ -
Farnam Courts	4-04	Masonry Work, Walks, and Egress Stairs	1450/1460	\$ -	\$ 155,000	\$ -	\$ -
		Doors and Windows	1460	\$ -	\$ -	\$ 105,400	\$ 253,600
		Sitework: Fencing, Dumpster Enclosures, Benches, Play Area, Signage, Parking, etc.	1450	\$ -	\$ -	\$ 55,000	\$ 60,000
		Interior and Exterior Painting	1460	\$ -	\$ -	\$ 87,000	\$ 100,000
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Asset Management Allowances for Hallway Stairs and Floors, Bathtub Caulking	1460	\$ 4,000	\$ 17,000	\$ 13,000	\$ 14,000
		Common Area and Unit Accessibility Improvements	1460	\$ -	\$ -	\$ 48,000	\$ 48,000
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-04	All Work Items Above		\$ 4,000	\$ 172,000	\$ 308,400	\$ 475,600
Essex Townhouses	4-23	Partial Roofing and Gutter Repair and Replacement	1460	\$ 10,000	\$ -	\$ -	\$ -
		Partial Caulking and Sealing of Windows and Doors	1460	\$ 25,000	\$ -	\$ -	\$ -
		Exterior Door Replacement	1460	\$ -	\$ -	\$ -	\$ -
		Interior Painting	1460	\$ -	\$ -	\$ -	\$ -
		Asset Management Allowances for Bathtub Caulking, Accessible Parking, Plumbing and Electrical Repairs	1450/1460	\$ 9,000	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Kitchen Modernization	1460	\$ 69,000	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-23	All Work Items Above		\$ 113,000	\$ -	\$ -	\$ -
Valley Street Townhouses	4-29	Partial Roofing and Gutter Repair and Replacement	1460	\$ -	\$ -	\$ -	\$ -
		Storm Door Repairs and Replacements	1460	\$ 24,000	\$ -	\$ -	\$ -
		Exterior and Interior Painting	1460	\$ 15,000	\$ 15,000	\$ -	\$ -
		Asset Management Allowances for Accessible Parking, HVAC, Plumbing, and Electrical Repairs	1450/1460/1470	\$ 17,000	\$ 22,000	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-29	All Work Items Above		\$ 56,000	\$ 37,000	\$ -	\$ -
Waverly Street Townhouses	4-30	Asset Management Allowances for Sitework, Storm Door, Window Repairs and Replacements, Window Weatherstripping and Shades, Bathtub Caulking, Unit Flooring, Kitchen Cabinets and Countertops, Accessible Parking	1450/1460	\$ -	\$ -	\$ 23,500	\$ 50,600
		Exterior and Interior Painting	1460	\$ -	\$ -	\$ 24,000	\$ 24,000
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Common Area and Unit Accessibility Improvements	1460	\$ -	\$ -	\$ 30,000	\$ 30,000
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-30	All Work Items Above		\$ -	\$ -	\$ 77,500	\$ 104,600
Eastview Apartments	4-34	Phase 1 Comprehensive Modernization including Community Center	1450/1460/1470	\$ 600,000	\$ 800,000	\$ 800,000	\$ 800,000
Total	4-34	All Work Items Above		\$ 600,000	\$ 800,000	\$ 800,000	\$ 800,000
McConaughy Terrace	4-35	Canopy Replacement	1460	\$ 201,000	\$ -	\$ -	\$ -
		Allowance for Screen Door and Window Replacement	1460	\$ -	\$ -	\$ 39,000	\$ 39,000
		Interior and Exterior Painting	1460	\$ -	\$ -	\$ 93,000	\$ 93,000
		Remediation of Drainage Problems	1450	\$ 25,000	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Kitchens (Counters, Exhaust Fans) and Baths (Bathtub Caulking)	1460	\$ -	\$ -	\$ 48,000	\$ 48,000
		Install Handrails at all Stairways	1460	\$ -	\$ -	\$ 40,000	\$ 41,000
		Accessible Parking	1450	\$ -	\$ -	\$ -	\$ -
		Common Area and Unit Accessibility Improvements	1460	\$ -	\$ -	\$ 275,000	\$ 275,000
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-35	All Work Items Above		\$ 226,000	\$ -	\$ 495,000	\$ 496,000
Westville Manor	4-37	Selective/Partial Demolition	1485	\$ 500,000	\$ 500,000	\$ -	\$ -
		Masonry Wall Upgrade, Caulking and Sealing, Install Handrails at Exterior Stairs	1460	\$ -	\$ -	\$ 72,000	\$ 73,000
		Replace Roofing, Upgrade Roof Ventilation and Drainage	1460	\$ -	\$ -	\$ 162,500	\$ 200,000
		Replace Doors and Windows including Storms/Screens	1460	\$ -	\$ -	\$ 143,500	\$ 150,000
		Sitework: Walls, Fencing, Dumpsters, Play Areas, Signage, Landscaping, Drainage, etc.	1450	\$ -	\$ -	\$ 318,000	\$ 360,000
		Community Building Renovations and Upgrade	1470	\$ -	\$ -	\$ -	\$ 70,000
		Interior and Exterior Painting	1460	\$ -	\$ -	\$ 5,000	\$ 57,500
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ 20,000	\$ -
		Replace Unit Floors and Install Interior Handrails at Stairs	1460	\$ -	\$ -	\$ 118,000	\$ 118,000
		Kitchens (Appliance Replacement) and Baths (Bathtub Caulking)	1460	\$ -	\$ -	\$ 37,500	\$ 40,000
		Accessible Parking	1450	\$ -	\$ -	\$ 8,000	\$ -
		Common Area and Unit Accessibility Improvements	1460	\$ -	\$ -	\$ 65,000	\$ 70,000
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-37	All Work Items Above		\$ 500,000	\$ 500,000	\$ 949,500	\$ 1,138,500
Total Large	All	11 Large Family Developments		\$ 1,619,000	\$ 1,529,000	\$ 2,630,400	\$ 3,014,700

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Family							
County Street	4-15	Asbestos and LBP Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos and LBP Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Allowance for Window Glass and Screen Replacements	1460	\$ -	\$ -	\$ -	\$ 1,600
		Allowance for Refinishing of Wood Flooring	1460	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
		Allowance for Toilet and Kitchen/Bath Faucet Replacement	1460	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
		Allowance for Interior and Exterior Painting	1460	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
		Allowance for Interior Lighting	1460	\$ 2,000	\$ 2,500	\$ 2,500	\$ 2,500
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-15	All Work Items Above		\$ 11,000	\$ 11,500	\$ 11,500	\$ 13,100
Chamberlain Ct.	4-47	Allowance for Vinyl Flooring, Carpet, and Closet Door Replacement	1460	\$ 5,400	\$ 5,400	\$ 5,400	\$ 5,400
		Allowance for Replacement of Kitchen Counters and Kitchen/Bath Faucets	1460	\$ 800	\$ 800	\$ 800	\$ 800
		Replacement of Fire Detection Devices	1460	\$ -	\$ -	\$ -	\$ -
		Allowance for Interior Painting	1460	\$ 900	\$ 900	\$ 900	\$ 900
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-47	All Work Items Above		\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100
Scattered Sites IV	4-50	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Allowance for Siding, Concrete/Masonry Repairs, Stairs, etc.	1460/1470	\$ 10,900	\$ 10,900	\$ 10,900	\$ 10,900
		Allowance for Roofing and Gutters	1460	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
		Allowance for Limited Door and Window Repairs and Replacements	1460	\$ 1,240	\$ 1,240	\$ 1,240	\$ 1,240
		Allowance for Asphalt Resurfacing	1450	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
		Allowance for Interior and Exterior Painting	1460	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
		Allowance for Unit Flooring (Vinyl, Carpet, Wood), Closet Doors, and Basement Insulation	1460	\$ 3,360	\$ 3,360	\$ 3,360	\$ 3,360
		Allowance for Kitchen/Bath Repair and Replacements	1460	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
		Allowance for Lighting, Fire Detection	1460	\$ 900	\$ 900	\$ 900	\$ 900

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Device, Intercoms					
		Allowance for HVAC and DHW Repairs and Replacements	1460	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-50	All Work Items Above		\$ 30,800	\$ 30,800	\$ 30,800	\$ 30,800
Scattered Sites I	4-51	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Allowance for Correction of Wall/Foundation and Handrail Issues	1450/1460/1470	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
		Allowance for Roofing and Gutters	1460	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400
		Allowance for Door and Window Repairs and Replacements	1460	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
		Allowance for Resurfacing	1450	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
		Allowance for Interior and Exterior Painting	1460	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600
		Allowance for Unit Flooring (Vinyl, Carpet, Wood), Unit and Closet Doors, and Basement Insulation	1460	\$ 11,900	\$ 11,900	\$ 11,900	\$ 11,900
		Allowance for Kitchen/Bath Repair and Replacements	1460	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100
		Allowance for Electrical Upgrades incl GFCIs, Lighting, Fire Detection Devices, etc.	1460	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
		Allowance for HVAC and DHW Repairs and Replacements	1460	\$ 6,100	\$ 6,100	\$ 6,100	\$ 6,100
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-51	All Work Items Above		\$ 59,500	\$ 59,500	\$ 59,500	\$ 59,500
Scattered Sites II	4-52	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Allowance for Siding and Walkway Repairs and Replacements	1450/1460	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
		Allowance for Roofing and Porches	1460	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600
		Allowance for Door and Window Repairs and Replacements, Incl. Storms and Screens	1460	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200
		Allowance for Resurfacing	1450	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
		Allowance for Interior and Exterior Painting	1460	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900
		Allowance for Unit Flooring (Vinyl, Carpet, Wood), Unit and Closet Doors, and	1460	\$ 14,200	\$ 14,200	\$ 14,200	\$ 14,200

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Basement Insulation, etc.					
		Allowance for Kitchen/Bath Repair and Replacements	1460	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
		Allowance for Electrical System Upgrades incl GFCIs, Lighting, Fire Detection Devices, etc.	1460	\$ 7,480	\$ 7,480	\$ 7,480	\$ 7,480
		Allowance for HVAC and DHW Repairs and Replacements	1460	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-52	All Work Items Above		\$ 58,180	\$ 58,180	\$ 58,180	\$ 58,180
Rev. J. Stanley Justice Landing	4-55	Allowance for Parking and Lighting	1450	\$ 560	\$ 560	\$ 560	\$ 560
		Allowance for Interior Painting	1460	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-55	All Work Items Above		\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860
David L. Echols Court	4-56	Allowance for Installing Additional Egress Doors	1460	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
		Allowance for Restriping Parking Area	1450	\$ -	\$ 400	\$ -	\$ -
		Allowance for Interior Painting	1460	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Allowance for Accessibility Improvements	1450/1460	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-56	All Work Items Above		\$ 6,400	\$ 6,800	\$ 6,400	\$ 6,400
Scott Ridge	4-57	Allowance for Window Glass and Screen Replacement	1460	\$ 620	\$ 620	\$ 620	\$ 620
		Allowance for Restriping Parking Area	1450	\$ 400	\$ -	\$ -	\$ -
		Allowance for Interior Painting	1460	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600
		Allowance for Insulation, Caulking, Closet Doors	1460	\$ 2,740	\$ 2,740	\$ 2,740	\$ 2,740
		Allowance for Fire, Carbon Monoxide Detectors	1460	\$ 600	\$ 600	\$ 600	\$ 600
		Allowance for Accessibility Improvements	1450/1460	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-57	All Work Items Above		\$ 8,160	\$ 7,760	\$ 7,760	\$ 7,760
Scattered Sites III	4-58	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if	1502	\$ -	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Required					
		Allowance for Roof and Gutter Replacement	1460	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
		Allowance for Door and Window Repairs and Replacements, Incl. Storms and Screens	1460	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100
		Allowance for Resurfacing	1450	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200
		Allowance for Interior and Exterior Painting	1460	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300
		Allowance for Unit Flooring (Vinyl, Carpet, Wood), Unit and Closet Doors, and Insulation, etc.	1460	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
		Allowance for Kitchen/Bath Repair and Replacements	1460	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,300
		Allowance for Electrical System Upgrades incl GFCIs, Lighting, Fire Detection Devices, etc.	1460	\$ 1,820	\$ 1,820	\$ 1,820	\$ 1,820
		Allowance for HVAC and DHW Repairs and Replacements	1460	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-58	All Work Items Above		\$ 37,120	\$ 37,120	\$ 37,120	\$ 37,120
St. Anthony, Site I	4-60	Allowance for Installation of Storm/Screen Doors	1460	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Allowance for Restriping Parking Area	1450	\$ -	\$ 400	\$ -	\$ -
		Allowance for Interior Painting	1460	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
		Allowance for Stair Riser Replacement	1460	\$ 500	\$ 500	\$ 500	\$ 500
		Allowance for Accessibility Improvements incl. Ventilation Fan in Accessible Unit	1450/1460	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-60	All Work Items Above		\$ 4,500	\$ 4,900	\$ 4,500	\$ 4,500
St. Anthony, Site II	4-61	Allowance for Installation of Storm/Screen Doors	1460	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
		Allowance for Restriping Parking Area	1450	\$ -	\$ -	\$ 450	\$ -
		Allowance for Interior Painting	1460	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
		Allowance for Stair Riser Replacement	1460	\$ 600	\$ 600	\$ 600	\$ 600
		Allowance for Accessibility Improvements incl. Modifications to and Ventilation Fan in Accessible Unit	1450/1460	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Total	4-61	All Work Items Above		\$ 6,500	\$ 6,500	\$ 6,950	\$ 6,500
Fulton Park	4-63	Allowance for Correction of Wall/Foundation and Handrail Issues	1450/1460/1470	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
		Allowance for Roof Gutters, Downspouts, and Balconies	1460	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
		Allowance for Door and Window Repairs and Replacements	1460	\$ 2,160	\$ 2,160	\$ 2,160	\$ 2,160
		Allowance for Resurfacing/Restriping	1450	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
		Allowance for Interior and Exterior Painting	1460	\$ 4,700	\$ 4,700	\$ 4,700	\$ 4,700
		Allowance for Unit Flooring (Resilient, Carpet), Closet Doors, Caulking and Weatherstripping	1460	\$ 5,520	\$ 5,520	\$ 5,520	\$ 5,520
		Allowance for Kitchen/Bath Repair and Replacements	1460	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
		Allowance for Electrical Upgrades incl GFCIs, Lighting, Fire Detection Devices, etc.	1460	\$ 900	\$ 900	\$ 900	\$ 900
		Allowance for HVAC and DHW Repairs and Replacements	1460	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-63	All Work Items Above		\$ 34,680	\$ 34,680	\$ 34,680	\$ 34,680
Kingswood	4-64	Allowance for Storm/Screen Door Replacement	1460	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Allowance for Interior Painting	1460	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
		Allowance for Hardwired Smoke Detectors	1460	\$ 1,320	\$ 1,320	\$ 1,320	\$ 1,320
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-64	All Work Items Above		\$ 4,020	\$ 4,020	\$ 4,020	\$ 4,020
Total Scattered Sites	All	13 Scattered Site Developments		\$ 269,820	\$ 270,720	\$ 270,370	\$ 271,520
Winslow-Celentano	4-11	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Allowance for Pigeon Control Measures	1460	\$ 15,000	\$ -	\$ -	\$ -
		Door/Window Repairs and Replacements, incl. Vestibule Doors and Screens, Entrance Unit, and Closet Doors	1460	\$ 45,000	\$ 40,000	\$ 40,250	\$ -
		Asset Management Allowances for Restriping of Parking Area, Shower	1450/1460	\$ 500	\$ 4,000	\$ 4,000	\$ 4,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Caulking and Upgrading Bathroom Accessories				
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -
		Allowance for Interior and Exterior Painting	1460	\$ -	\$ -	\$ 34,000
		Allowance for Conversion of Efficiencies to One Bedroom Units	1460	\$ -	\$ -	\$ 194,000
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ -	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -
Total	4-11	All Work Items Above		\$ 60,500	\$ 44,000	\$ 272,250
George Crawford Manor	4-12	Asbestos Testing	1430	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -
		Asset Management Allowances for Repairing Roof Drainage, Window Glass Replacement, Misc. Painting, Misc. Weatherstripping	1460	\$ 3,000	\$ 5,000	\$ 1,000
		Site Improvements incl. Fencing, Dumpster Encl., Benches, Parking Area Resurfacing & Restriping, Landscaping, etc.	1450	\$ 80,000	\$ 85,000	\$ -
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ -	\$ -	\$ 72,500
		Kitchen/Bath Mod	1460	\$ -	\$ 100,000	\$ 100,000
		Upgrade Laundry Room	1460	\$ 18,000	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 121,000	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -
Total	4-12	All Work Items Above		\$ 222,000	\$ 190,000	\$ 101,000
Robert T. Wolfe	4-16	Asset Management Allowances for Repairs to Roof Drainage, Exterior Door Repairs and Replacements. Stairwav	1460	\$ 27,700	\$ 16,000	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Handrails, Interior Door Repairs and Replacements					
		Interior Painting	1460	\$ 51,000	\$ -	\$ -	\$ -
		Site/Common Area Accessibility	1450/1460	\$ -	\$ -	\$ -	\$ -
		HVAC--Replacement of Damaged Baseboard Units and Covers	1460	\$ -	\$ -	\$ -	\$ -
		Electrical--Repairs to Sub-Panels, Missing Fire Alarm Components, Install GFCIs & Emergency Lighting	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-16	All Work Items Above		\$ 78,700	\$ 16,000	\$ -	\$ -
Constance B. Motley	4-18	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ -	\$ -	\$ -	\$ -
		Asset Management Allowances for Masonry and Walkway Repairs, Misc. Painting	1450/1460	\$ -	\$ -	\$ -	\$ -
		Replace Roofing, Balcony Rails, and Related Drainage Systems	1460	\$ -	\$ -	\$ -	\$ -
		Replace Exterior Doors, Refurbish Windows	1460	\$ -	\$ -	\$ -	\$ -
		Site Improvements (Retaining Wall, Benches, Parking Resurfacing & Restriping, Landscaping, Dumpster Encl.)	1450	\$ -	\$ -	\$ -	\$ -
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ 42,000	\$ -	\$ -	\$ -
		Allowance for Major Kitchen/Bath Mod	1460	\$ 72,000	\$ 72,000	\$ -	\$ -
		Common, Unit, Closet Door Replacements/Common Area Carpets and Unit Flooring incl. Misc. Weatherstripping	1460	\$ 60,000	\$ 61,000	\$ -	\$ -
		Allowance for Conversion of Efficiencies to One Bedroom Units	1460	\$ 350,000	\$ 350,000	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 75,000	\$ 75,000	\$ -	\$ -
		Allowance for Elevator Upgrades	1460	\$ 35,000	\$ -	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10	1450/1460/1470	\$ -	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Year Repairs, Replacements, Improvements					
Total	4-18	All Work Items Above		\$ 634,000	\$ 558,000	\$ -	\$ -
Matthew Ruoppolo Manor	4-22	Allowance for Structural Repairs, Repointing, Walkway Repairs	1450	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
		Asset Management Allowances for Door and Window Repairs and Replacements, Kitchen and Bath Repairs, Accessible Parking, Common Area and Unit Painting	1450/1460	\$ 14,000	\$ 14,000	\$ 15,000	\$ 15,000
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-22	All Work Items Above		\$ 24,000	\$ 24,000	\$ 25,000	\$ 25,000
Charles T. McQueeney Aptmts.	4-28	Masonry and Concrete Repairs/Repointing	1460	\$ 45,000	\$ 45,000	\$ 50,000	\$ -
		Replace Roofs and Balcony Doors/Windows; Related Waterproofing	1460	\$ 120,000	\$ 120,000	\$ 240,000	\$ -
		Interior Painting	1460	\$ 139,000	\$ -	\$ -	\$ -
		Kitchen/Bath Mod	1460	\$ 112,500	\$ 105,000	\$ 105,000	\$ 105,000
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 400,000	\$ -	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-28	All Work Items Above		\$ 816,500	\$ 270,000	\$ 395,000	\$ 105,000
William T. Rowe Apartments	4-31	Asset Management Allowances for Window Glass Replacement, Weatherstripping, Bathtub Caulking, Accessible Parking, HVAC and Plumbing Repairs, Common Area and Unit Painting and Wall Repairs	1450/1460	\$ 23,000	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-31	All Work Items Above		\$ 23,000	\$ -	\$ -	\$ -
Total Elderly/Disabled Highrises	All	7 Elderly/Disabled Highrise Developments		\$ 1,858,700	\$ 1,102,000	\$ 793,250	\$ 542,500
Katherine Harvey Terrace	4-08	Asset Management Allowances for Caulking/Sealing of Windows/Doors.	1450/1460	\$ 20,640	\$ 4,290	\$ 290	\$ 290

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Glass/Screen Replacement, Walkway/Stonewall Repairs, Parking Lot Restriping, Interior/Exterior Painting, Bathtub Caulking, Closet Door Replacements, Unit Weatherstripping					
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 30,000	\$ -	\$ -	\$ -
		HVAC/Plumbing/Electrical Repairs and Replacements	1460	\$ 29,000	\$ 8,250	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-08	All Work Items Above		\$ 79,640	\$ 12,540	\$ 290	\$ 290
Newhall Gardens	4-09	Repointing, Repair and Upgrades to Walkways, Brick Pavers, Concrete Pads	1450/1460	\$ -	\$ -	\$ -	\$ -
		Asset Management Allowances for Community Room Doors, Unit Storms/Screens, Glass/Screen Replacements, Sealing Windows/Doors, Repair/Replace Fencing, Restripe Parking, Replace Kitchen Counters, Repair Bath Wall Tile	1450/1460/1470	\$ 6,300	\$ 6,300	\$ 300	\$ 300
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior Painting	1460	\$ -	\$ 21,000	\$ -	\$ -
		Common, Closet Door Replacements/Common, Unit Flooring, incl. Caulking/Weatherstripping	1460	\$ 40,000	\$ 43,300	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 50,000	\$ 50,000	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-09	All Work Items Above		\$ 96,300	\$ 120,600	\$ 300	\$ 300
Prescott Bush-Mall	4-10	Asbestos Testing of Balcony Railings/Panels	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation of Balcony Railings/Panels if Required	1502	\$ -	\$ -	\$ -	\$ -
		Repointing/Masonry Repairs, Replace Metal	1460	\$ -	\$ -	\$ -	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Panels, Caulking/Sealing Windows/Doors					
		Replace Roofing and Related Drainage Systems	1460	\$ -	\$ -	\$ -	\$ -
		Asset Management Allowances for Window Screen/Glass Replacement and Misc. Painting	1460	\$ 850	\$ 850	\$ 850	\$ 850
		Site Improvements (New Fencing, Benches, Parking Resurfacing & Restriping, Landscaping)	1450	\$ -	\$ -	\$ -	\$ -
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ 33,000	\$ -	\$ -	\$ -
		Allowance for Major Kitchen/Bath Mod	1460	\$ 63,000	\$ 64,000	\$ -	\$ -
		Closet Door Replacements, Common/Unit Flooring incl. Misc. Weatherstripping	1460	\$ 69,000	\$ 69,000	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 10,000	\$ -	\$ -	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-10	All Work Items Above		\$ 175,850	\$ 133,850	\$ 850	\$ 850
Abraham Ribicoff Cottages	4-14	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ 14,000	\$ 14,000	\$ -	\$ -
		Siding Repairs/Replacement, Community Bldg. Exterior	1460	\$ 23,000	\$ 23,000	\$ 24,000	\$ -
		Upgrading/Resurfacing Walks/Steps	1450	\$ -	\$ 20,000	\$ 20,000	\$ -
		Replace Roofing	1460	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
		Asset Management Allowances for Door/Window Repairs and Screen/Glass Replacement	1460	\$ -	\$ 19,800	\$ 19,800	\$ -
		Site Improvements (Upgrade Fencing, Encl. Rear Yards, Benches, Barriers/Concrete Curbs, Landscaping)	1450	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ 25,000	\$ 24,000	\$ 24,000	\$ -
		Kitchen/Bath Mod incl. Appliances	1460	\$ 17,000	\$ 17,000	\$ 18,000	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Replace Unit Flooring incl. Misc. Weatherstripping	1460	\$ 30,000	\$ 31,000	\$ 31,000	\$ -
		Upgrade Community Building and Laundry Room	1470	\$ 18,000	\$ 18,000	\$ 19,000	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 38,000	\$ 38,000	\$ 38,000	\$ -
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ 146,000
		Modernization Contingency for Above	1502	\$ -	\$ -	\$ -	\$ 66,700
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-14	All Work Items Above		\$ 260,000	\$ 299,800	\$ 288,800	\$ 212,700
Abraham Ribicoff Cottages Extension	4-24	Upgrading/Resurfacing Walks/Steps/Stairs and Handrails	1450	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
		Site Improvements (Retaining Wall, Dumpster Encl., Site Drainage, Landscaping)	1450	\$ 72,000	\$ 72,000	\$ 72,000	\$ -
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ -	\$ 40,000	\$ 46,000	\$ -
		Install Sound Insulation, Caulking and Weatherstripping	1460	\$ 10,000	\$ 13,000	\$ -	\$ -
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 22,000	\$ 22,000	\$ 30,000	\$ -
		Site, Building, and Unit Lighting	1450/1460	\$ -	\$ 22,000	\$ 23,000	\$ -
		Modernization Contingency for Above	1502	\$ -	\$ -	\$ -	\$ 83,200
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-24	All Work Items Above		\$ 134,000	\$ 199,000	\$ 201,000	\$ 83,200
Valentina Macri Court	4-26	Asset Management Allowances for Window Screen/Glass Replacement, Caulking/Sealing Windows/Doors, Resurfacing Walks, Toilet Replacement, Shower Caulking	1460	\$ -	\$ 7,000	\$ 4,180	\$ 6,000
		Site Improvements (Drainage, Landscaping, Lighting)	1450	\$ -	\$ 7,000	\$ 8,000	\$ 8,000
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ -	\$ 11,000	\$ -	\$ -
		Replace Common/Unit Flooring, Closet	1460	\$ -	\$ 11,000	\$ 11,000	\$ 12,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

		Doors, and Misc. Weatherstripping					
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 11,000	\$ 5,000	\$ -	\$ -
		DHW Tank Replacement	1460	\$ -	\$ -	\$ -	\$ 4,000
		Replace Smoke/Heat Detectors	1460	\$ -	\$ -	\$ -	\$ 3,000
		Energy Improvements (Convert Heating System to a Hot Water System)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-26	All Work Items Above		\$ 11,000	\$ 41,000	\$ 23,180	\$ 33,000
Fairmont Apartments	4-40	Asbestos Testing	1430	\$ -	\$ -	\$ -	\$ -
		Contingency for Asbestos Remediation if Required	1502	\$ 8,000	\$ 8,000	\$ -	\$ -
		Repointing/Recaulking and Sealing	1460	\$ -	\$ 31,000	\$ 31,000	\$ 31,000
		Replace Unit Vinyl Floors, Refinish Wood Floors, and Misc. Weatherstripping	1460	\$ -	\$ 58,000	\$ 58,000	\$ 58,000
		Asset Management Allowances for Replacing Exterior Doors, Window Screen/Glass Replacement	1460	\$ -	\$ -	\$ 8,000	\$ 6,300
		Site Improvements (Upgrade Fencing, Encl. Dumpster, Benches, Resurfacing, Barriers/Concrete Curbs, Landscaping)	1450	\$ -	\$ 63,000	\$ 64,000	\$ 64,000
		Security System Analysis and Recommend Improvements	1430	\$ -	\$ -	\$ -	\$ -
		Interior and Exterior Painting	1460	\$ -	\$ 23,000	\$ 23,000	\$ 23,000
		Kitchen/Bath Mod	1460	\$ -	\$ 70,000	\$ 70,000	\$ 71,000
		Site, Common Area, and Unit Accessibility Improvements	1450/1460	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
		Energy Improvements (HVAC, Plumbing, Electrical)	1460	\$ -	\$ -	\$ -	\$ -
		Reserve for Unprogrammed Balance of 10 Year Repairs, Replacements, Improvements	1450/1460/1470	\$ -	\$ -	\$ -	\$ -
Total	4-40	All Work Items Above		\$ 58,000	\$ 303,000	\$ 304,000	\$ 303,300
Total Elderly/Disabled Lowrises	All	7 Elderly/Disabled Lowrise Developments		\$ 814,790	\$ 1,109,790	\$ 818,420	\$ 633,640
Total Estimated Capital Budget	All	38 Developments		\$ 4,562,310	\$ 4,011,510	\$ 4,512,440	\$ 4,462,360

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$766,312

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested FY2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The mission of the Housing Authority of the City of New Haven (HANH) is to provide safe, comfortable and drug-free housing for all of its residents with the support of its residents. The PHDEP Program will be managed by the Alliance for Strong Communities, Inc. (ASC) which is an affiliated non-profit organization of HANH. Its mission is to solicit and coordinate providers of community and supportive services to residents of public housing. ASC's role is to ensure public housing residents have a broad array of supportive service activities designed to promote family self-sufficiency and improve resident capacity for independent living.

The primary objectives of the proposed plan include:

- To more fully engage public housing youth in educational activities, by providing occupational skills coaching, pre-employment soft skills development in addition to higher educational opportunities;
- To reduce drug-related and overall crime in the PHDEP Target Area by 10%;
- To increase the residents' perception of safety (as measured through survey data);
- To assist 100 residents in securing unsubsidized employment; and
- To increase the capacity of the HANH to assess and report the impact of PHDEP strategies and activities.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Brookside	296	
Charles T. McQueeney	150	
Constance B. Motley	63	
Eastview Terrace	142	
Essex Townhouses	35	
Fairmont Heights	98	
Farnam Court	298	
George Crawford Manor	109	
Katherine Harvey Terrace	23	
Matthew Ruoppolo Manor	116	
McConaughy Terrace	201	
Newhall Gardens	36	
Prescott Bush Mall	60	
Quinnipiac Terrace	244	
Ribicoff Cottages	40	
Ribicoff Extension	80	
Riverview	12	
Robert T. Wolfe	93	
Rockview Circle	195	
Sheffield Manor	36	
Val Macri Court	18	
Valley Townhouses	40	
Waverly Townhouses	52	
Westville Manor	151	
William T. Rowe	175	
Winslow-Celentano	65	
Winter Gardens	34	

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996	\$892,250	CT26DEP0040196	\$0.00	N/A	N/A
FY 1997	\$892,320	CT26DEP0040197	\$0.00		N/A
FY 1998	\$871,520	CT26DEP0040198			12/31/00
FY 1999	\$707,768	CT26DEP0040199			12/31/01
FY 2000					12/31/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Drug Elimination Program of the Housing Authority of New Haven will use a comprehensive security and preventive approach to reduce/eliminate drug related crime. Supplemental community-based policing, resident patrols and physical improvements will be used to combat the problem of open drug trafficking in HANH developments. In addition, a comprehensive employment strategy and positive youth development programs will be continued to prevent children and young adults from abusing drugs and/or getting involved in the drug trade. HANH will solicit and support programs that serve more of the public housing community at large. Currently there are 2,000 public housing youth in the HANH family developments.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2000</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$50,000
9120 - Security Personnel	\$100,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	\$5,000
9150 - Physical Improvements	50,000
9160 - Drug Prevention	\$453,812
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$107,500
TOTAL PHDEP FUNDING	\$766,312

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$50,000		
Goal(s)	The HANH seeks to reduce drug supply and crime in and around its developments through collaboration with the City of New Haven Department of Police Services in support of Community-based Policing Enhancements.						
Objectives	<ol style="list-style-type: none"> 1. Community Police Officer Training 2. Community Policing Patrol Officers participation in relationship building activities with HANH residents 3. Supplemental Patrols 4. Drug supply and crime reduction 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Community-based Policing Enhancement			1/1/02	12/31/03	\$50,000		<ol style="list-style-type: none"> 1. Crime and drug-related statistics for HANH developments; 2. Arrests on site; 3. Arrests of HANH residents for drug related crimes off site; 4. Evictions for drug related activities; 5. Interventions with Youths involved in criminal activity on site; 6. Cause conferences for criminal behavior; and 7. Unauthorized live-ins and trespassers. 8. Increase resident perception of safety.
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$100,000		
Goal(s)	The HANH seeks to reduce drug supply and crime in and around its developments through contracted security patrols.						
Objectives	<ol style="list-style-type: none"> 1. Security Personnel Training 2. Deployment of contracted security patrols at elderly high-rise buildings where drug related crime has been a consistent problem 3. Drug supply and crime reduction 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Security (Contractual)			1/1/02	12/31/03	\$100,000		<ol style="list-style-type: none"> 1. Police calls; 2. Crime and drug-related statistics for HANH developments; 3. Arrests on site; 4. Arrests of HANH residents for drug related crimes off site; 5. Evictions for drug related activities; 6. Youths involved in criminal activity on site; 7. Cause conferences for criminal behavior; and 8. Unauthorized live-ins and trespassers. 9. Increase resident's perception of safety.
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$5,000		
Goal(s)	The HANH seeks to enhance personal safety and reduce drug supply and crime in and around its developments through effective Rescue Patrols.						
Objectives	<ol style="list-style-type: none"> 1. Rescue Patrol Training 2. Deployment of Rescue Patrol/Voluntary Tenant Patrols at elderly high-rise buildings to enhance personal safety and security of residents 3. Drug supply and crime reduction 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Rescue Patrols/Voluntary Tenant Patrols			1/1/02	12/31/03	\$5,000		<ol style="list-style-type: none"> 1. Number of residents trained and participating in the Rescue Teams; 2. Police calls; 3. Crime and drug-related statistics for HANH developments; 4. Arrests on site; 5. Arrests of HANH residents for drug related crimes off site; 6. Evictions for drug related activities; 7. Youths involved in criminal activity on site; 8. Cause conferences for criminal behavior; and 9. Unauthorized live-ins and trespassers 10. Increase residents' perception of safety.
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$50,000		
Goal(s)	HANH seeks to establish greater safety and security at its developments by installing physical improvements such as fences, lighting, new locks and entry systems, and electronic surveillance.						
Objectives	<ol style="list-style-type: none"> HANH will assess its developments with respect to needs for physical improvements HANH will prioritize the installation of physical improvements in the context of available resources HANH will install and utilize physical improvements based on the plan resulting from Objectives 1 and 2 HANH will monitor the effect of the physical improvements on crime and drug activity reductions, and the development of more safe and secure developments. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Planning, prioritizing, installing and monitoring physical improvements within HANH developments			1/1/02	12/31/03	\$50,000		<ol style="list-style-type: none"> Crime and drug-related statistics for HANH developments; Arrests on site; Evictions for drug related activities; Interventions with Youths involved in criminal activity on site; Cause conferences for criminal behavior; and Unauthorized live-ins and trespassers. Increase residents' perception of safety.
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$453,812		
Goal(s)	The HANH seeks to reduce drug demand and provide positive alternatives to drug and criminal involvement through several program initiatives						
Objectives	<ol style="list-style-type: none"> 1. Reduce risk of drug and crime involvement through positive activities 2. Expand resident empowerment programs among HANH youth and adults. 3. Strengthen educational opportunities for adult and youth living in HANH developments 4. Strengthen job training and placement opportunities for adults and youth living in HANH developments 5. Promote economic self-sufficiency among HANH residents 6. Strengthen parenting skills among young HANH residents 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Families F.I.R.S.T./ Family Resource Center		Residents of Farnum Court, Eastern Circle and Quinnipiac Terrace, McConaughy Terrace, Valley Townhouses	1/1/02	12/31/03	\$100,000	\$75,000 New Haven Fighting Back/ Robert Wood Foundation	<ol style="list-style-type: none"> 1. Rate of participation; 2. Participant satisfaction; 3. Decreases in the number of drug related arrests; 4. Decreases in calls for drug related activity; 5. Increases in job training and job placements; 6. Increases in school success. 7. Increase residents' perception of safety.
2.Self Sufficiency through Jobs		From all HANH family developments	1/1/02	12/31/03	\$30,000		<ol style="list-style-type: none"> 8. Rate of participation; 9. Participant satisfaction; 10. Decreases in the number of drug related arrests; 11. Decreases in calls for drug related activity; 12. Increases in job training and job placements; 13. Increases in school success.

3. Educational Scholarship Program		From all HANH family developments	1/1/02	12/31/03	\$5,000		<ol style="list-style-type: none"> 1. Rate of participation; 2. Participant satisfaction; 3. Decreases in the number of drug related arrests; 4. Decreases in calls for drug related activity; 5. Increases in job training and job placements; 6. Increases in school success.
4. Leadership Academy	25 to 35	From all HANH family developments	1/1/02	12/31/03	\$75,000		<ol style="list-style-type: none"> 7. Rate of participation; 8. Participant satisfaction; 9. Decreases in the number of drug related arrests; 10. Decreases in calls for drug related activity; 11. Decreases in school dropout rates; 12. Increases in school success. 13. Increase residents' perception of safety.
5. Youth Empowerment, including: BABES, Solar Youth, Learning for Life, and Latino Youth Development		From all HANH family developments	1/1/02	12/31/03	\$35,000		<ol style="list-style-type: none"> 14. Rate of participation; 15. Participant satisfaction; 16. Decreases in the number of drug related arrests; 17. Decreases in calls for drug related activity; 18. Decreases in school dropout rates; 19. Increases in school success. 20. Increase residents perception of safety

6. Youth Summer/After School Programs			1/1/02	12/31/03	\$66,452		<ol style="list-style-type: none"> 1. Rate of participation; 2. Participant satisfaction; 3. Decreases in the number of drug related arrests; 4. Decreases in calls for drug related activity; 5. Decreases in school dropout rates; 6. Increases in school success. 7. Increase residents' perception of safety.
7. Resident Empowerment Workshops, including Black Women Health Project, Youth Council Development and Latino Youth Development		From all HANH family developments	1/1/02	12/31/03	\$5,000		<ol style="list-style-type: none"> 1. Rate of participation; 2. Participant satisfaction; 3. Decreases in the number of drug related arrests; 4. Decreases in calls for drug related activity; 5. Increases in job training and job placements; 6. Increases in school success. 7. Increase residents' perception of safety.
8. Youth Directors, including Youth Coordinators, Program Coordinators and AmeriCorps*VISTA Volunteers		From all HANH family developments	1/1/02	12/31/03	\$137,360		<ol style="list-style-type: none"> 8. Rate of participation; 9. Participant satisfaction; 10. Decreases in the number of drug related arrests; 11. Decreases in calls for drug related activity; 12. Decreases in school dropout rates; 13. Increases in school success. 14. Increase residents' perception of safety.

9170 - Drug Intervention		Total PHDEP Funding: \$0
Goal(s)		
Objectives		

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$107,500		
Goal(s)	HANH seeks to operate a well-organized and highly effective PHDEP Program, with direct management provided by ASC, the affiliated non-profit organization of HANH.						
Objectives	<ol style="list-style-type: none"> HANH, through ASC, will continue to provide strong management of the PHDEP Program. The effectiveness of the PHDEP Program relies, in part, on being highly organized and supported by a strong staff component. The HANH PHDEP Program requires ongoing evaluation and assessment to ensure the effectiveness of the Program. 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. ASC Program Management			1/1/02	12/31/03	\$62,500	\$31,250 HOPE VI/ Mont- erey Place	<ol style="list-style-type: none"> Rate of participation; Participant satisfaction; Decreases in the number of drug related arrests; Decreases in calls for drug related activity; Decreases in school drop-out rates; Increases in job training and job placements; Increases in school success. Increase residents' perception of safety.
2. HANH Administration/Staff Support			1/1/02	12/31/03	\$25,000		
3. Program Evaluation			1/1/02	12/31/03	\$20,000		

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$12,500	Activity 1	\$25,000.
9120	Activity 1	\$25,000	Activity 1	\$50,000.
9130				
9140	Activity 1	\$1,250.	Activity 1	\$2,500.
9150				
9160	All Activities	\$113,453.	All Activities	\$226,906.
9170				
9180				
9190	All Activities	\$26,875.	All Activities	\$53,750.
TOTAL		\$179,078		\$358,156.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Public Comments

1. **Portia Jenkins, a resident of Brookside and Alderwoman** for that district asked if this was a Special Call meeting with comments limited to the Annual Plan. Rolan Young, HANH's general counsel replied that this meeting was about the annual plan. Portia Jenkins then asked where do we stand on comments? She spoke without the microphone and the rest of her questions were inaudible. Rolan Young replied actually it's the responsibility of the TRC to notify the residents, but there have also been publications and notices sent out of the various meetings throughout the process. HUD doesn't require the HA to send an individual letter to each resident. Portia Jenkins then asked are you speaking for HUD? Rolan Young replied no I'm speaking as the lawyer for the HA and telling you what's in the Code of... Inaudible interruptions by Portia Jenkins. Portia Jenkins continued [through the microphone] yes, we're not in Troubled Status anymore and it's all well and good, I'm sorry Bob for coming in on your little private meeting but I happen to be looking for Martin and I heard this, and there's not a table that I'm not going to try to be a part of, that I run into, okay? I've been a resident for over 45 years, and there's a lot of good things happening with you Bob, I will say that, but this should have come out to some people that step up to the plate in a lot of sections, and not just TRC presidents because you can't always hold them accountable because they don't always get the word out. A five year plan for my livelihood, I'm very interested in. To get a phone message on Friday which I don't hear on my VoiceMail until Friday evening for a meeting today, there's no way in heaven that I would have been able to get back to that gentleman, whoever he was that called me. I appreciate that phone call but it was a little late dated, I must say, so I'm not happy with whatever decisions going to be taking place here, because I have no knowledge of my 5-year plan, if I still am in public housing.

HANH RESPONSE: The RAB process and Public Hearing were properly noticed according to HUD regulations. HANH depends upon the elected Tenant Resident Councils and the members of VOICES to keep the residents of their development informed. In fact, HUD regulation 24 CFR 964.11 states "the HA shall recognize the duly elected resident council to participate fully through a working relationship with the HA" The RAB process was also advertised in the HANH newsletter (delivered to each HANH resident) and announced at all meetings with residents.

2. **Lou West, President of Katherine Harvey, Treasurer of VOICES**, said we had a Board of Directors meeting of VOICES this past Thursday, and we had a lot of questions concerning the one-year 5-year plan. I will be the first to admit the HA staff is doing a lot of work, right, wrong or indifferent, to communicate. One of the problems, we spoke of about it at the last RAB meeting, we have to have a magnet to get all the residents together, and when we start separating what is good for one development as opposed to another, then we separate from the herd, and that's a good meal. But we have to speak about it collectively. If there's a problem with security, that's everywhere, not one individual. If we have a problem with roofs leaking, all our roofs leak, so we just have a problem, and one of the biggest problems, and I just have to hitch-hike on what Portia was alluding to, and what we spoke on, we get a draft and that's a word game, a draft.

What difference does it make, because you guys put it together, and we weren't there when you put it together, and do we vote on this draft? Our thing at our meeting was that we want to table this whole situation until we have some input because possibly we might have a draft. Also, when you send us that and tell us to respond, it's like sending us a subpoena and say respond to this. We're supposed to be in on it as a partnership. We're supposed to be in on the draft. HUD regulations states that, and I've said this many a time, I think it should be required for all staff to read the Code of Federal Regulations. It's a partnership. You don't put together a draft without our input. This is what we discussed. And we have some issues that we want to talk about, and we will put it in terms of writing, to have a meeting with whoever we have to meet with, as opposed to be here and make a blame game, it's not a blame game, and we don't want to do no witch-hunting. You are talking about our quality of life. For most of us, this is our last stop. I'll be here until they put me in the casket. I want a good quality of life. That's what we're talking about. So everybody has to work together. I understand you say that many times my tone ain't too cool, like my uncle say, don't check the messenger, check the message. Thank you.

In addition to his comments at the Public Meeting, Mr. West delivered a memo (dated July 9, 2001 but hand-delivered to the Executive Director on Tuesday, July 17, 2001). This memo was from the Finance Committee of VOICES, of which Mr. West is the Chairman. The other members are Essolene Evans, Secretary of Valentina Macri; Josephine McClean, XXXXX; Miguel Pittman, local businessman and Hazelann D. Woodell, Alderwoman from the XX Ward (in addition, Alderwoman Woodell's mother is a resident of Katherine Harvey).

HANH RESPONSE: The Housing Agency Plan is a communication between the Housing Authority and HUD. The content of the Housing Agency Plan is defined by statute and regulation. HUD has provided a template with explicit instructions about how HUD wants information presented. Within the framework of this template, the Housing Authority does have discretion on setting priorities and uses of funds. Beginning on May 2, 2001, HANH worked through the RAB to solicit input from residents on priorities and uses of funds.

On May 2nd of this year, HANH distributed the 2000 plan to all RAB and VOICES members with a letter that said:

“ . . . HANH is awaiting HUD’s final signoff on its Moving to Work agreement. Once that is received, HANH will involve residents in the development of its first Moving to Work Plan This plan will replace the agencywide Annual Plan.

However, due to uncertainty related to when this final approval will be received, HANH has decided to submit an Annual Plan to HUD by July 18, 2001. **HANH staff is currently reviewing last year’s Annual Plan to report on achievements and to make any needed changes. We invite the VOICES leadership and the Resident Advisory Board (RAB) to do the same. We are attaching copies of the current Housing Agency Plan prepared in July 2000.** [Emphasis added.]

There will be an opportunity for residents to comment on the Annual Plan and capital improvement activities at Resident Advisory Board (RAB) meetings and at HANH’s public hearing to be held in conjunction with its Annual Plan and Performance/Evaluation report submission. Residents will be informed about the dates for the RAB meetings and the public hearing when they are scheduled. If desired, residents can arrange for additional meetings.

Additional copies of the Draft Capital Fund Program Performance/Evaluation report and last year’s Annual Plan are available for review at the Housing Authority offices, 360 Orange Street, New Haven between 9:00 AM and 5:00 PM and in the Asset Manager’s Offices.

Residents are encouraged to submit any comments on either the Annual Plan or the modernization Performance/Evaluation report to: Evelise Ribeiro . . .”

Nine TRC Presidents and one additional RAB member were present at the VOICES monthly meeting on May 2, 2001 where this was discussed and the documents distributed. HANH staff and VOICES officers, including Mr. West, discussed the importance of resident participation in the process. HANH staff underscored at that time that no “draft” of the 2001 plan had been produced. HANH staff was going to begin review of the 2000 plan and encouraged residents to do the same and provide HANH with any comments. HANH staff also agreed to meet with residents anytime they requested, in addition to the three planned RAB meetings.

Packages were sent out to all TRC presidents who were not at the above meeting as well as to all other RAB members. (All VOICES members, the majority of whom are TRC Presidents, are included in the RAB. In addition, five Section 8 participants and nine non-VOICES public housing residents are included in the RAB.)

Public Notices announcing the planning process and public meeting were published in the New Haven Register on May 23 and May 30, 2001.

All three RAB meetings (on May 29, June 12, and June 27th) were announced in the HANH Newsletter that is delivered to every resident.

Twenty-five individual residents attended at least one RAB meeting or the Public Hearing. An average of 12 RAB members attended each of the three meetings. A core group of ten RAB members attended at least two RAB meetings, with five attending all three (including Mr. West). At each of the RAB meetings, one of the Agenda items was “**Identification of RAB issues for future meeting.**” At that point in the meeting, residents were solicited for thoughts about future topics for discussion. At the end of the third RAB meeting, HANH staff volunteered to have additional meetings at the request of residents. No such request was made. Finally, at the second RAB meeting, Legal Services attended, representing the residents. No comments were received from Legal Services on behalf of the residents.

In the memo delivered by Mr. West, the VOICES Finance Committee stated that HANH was not adhering to the policy of partnership as so defined in 24 CFR 964.14. That section reads:

“HUD promotes partnerships between residents and HAs which are an essential component to building, strengthening and improving public housing. Strong partnerships are critical for creating positive changes in lifestyles thus improving the quality of life for public housing residents, and the surrounding community.”

As the above RAB process demonstrates, HANH promotes partnerships with residents. In addition to the RAB process, the Deputy Director and Executive Director attend the monthly meetings of VOICES to answer questions and provide information. The West Rock Implementation Committee is a majority resident group that approves all steps in the implementation of the redevelopment plan for West Rock. The Resident Security Committee meets regularly with HANH staff to assess and address security issues at all of HANH developments. On the individual development level, HANH staff works with the individual TRCs on various issues. For example, residents of Robert T. Wolfe have met four different times with HANH staff to discuss the possible implementation of a pilot supportive services program at that development. Residents of William T. Rowe have met with HANH staff to discuss a proposal to turn that development into supportive housing. Residents of Eastern Circle are working with their Asset Manager, the Executive Director of ASC and a representative from the Connecticut Housing Coalition to rejuvenate the Tenant Resident Council at that development and to discuss the ambitious

redevelopment plans underway at Eastern Circle. The TRC of Quinnipiac Terrace has been working closely with its Asset Manager and the Executive Director of ASC to further implement the Families First program at that development. Tenant leaders at Waverly Townhouses have met with HANH staff to gain support for their on-going resident development program. HANH produces a bi-monthly newsletter which is sent to every HANH household. A space is devoted to news from VOICES in every issue. In addition, HANH will report on any issue of interest to residents. This is just a sampling of examples of how HANH is working in partnership with residents. More can be done, and we will continue to strive to do better.

3. **Mary Ogman, President of Farnam Courts** said she's very disappointed in the shed in the front yard. We've got all them basements down there they can fix them up. I tried to have a meeting, nobody listened. Taking advantage of people that I guess they feel like mentally impaired. People are doing whatever they feel like they want to do out there. I have approached this situation 2-3 times. Her comments then became inaudible. She continued about beautification, just so they can put a shed right outside people's front door. We have a basement to cover that whole doggone project. Nobody cares...the seniors...the children worked hard for their beautification, the trees, the flowers. I'll tell you what, if I had my own house and you came around there, I'd beat the shit out of you. Everybody built it up to be beautiful. You all nice folks, talk about everything ...

HANH RESPONSE:

4. **Doretta Bowman, President of Quinnipiac Terrace** spoke next. She is the TRC president and is new to this. I'm learning every day. I have been living in HA practically all my life, I can remember when windows used to open with the clamp, you know, and you push the windows out. I've seen tremendous changes. Everywhere you go, I don't care what housing complex, seniors to Q Terrace, there's always downs and there's always ups. The last 2 years, tremendous change in Q Terrace. On this 5-year plan, I'm not too familiar with it, but I was late for the meeting, I apologize, but from what I've heard, it seems to be okay with me. I do have one thing, this safety. All projects have that issue. Some of the projects are old, some of the projects are new. It takes time ...

CC DeMayo interrupted to say, when you say safety, do you mean security? Doretta continued security as far as revenue, the physical, the windows. I'm going to speak for Q Terrace because that's where I live. The new property manager, excellent, he does a great job, he gets the job done, and he's on his job. It takes time and power, power as in knowledge, and who has that knowledge? Us, as in residents, because we know what we need for where we live. Not to disrespect anyone up on the Board, or in here, we can tell you better than anybody can tell you, because we live here, and I'm speaking for Q Terrace again. I live there, I've seen big change, the grounds, sure, there's drugs, but it's not as bad as it was. The upbringing of the projects, clean, it's not as dirty as it used to be. People do get involved, and it takes time to get people involved. I heard someone say it takes a magnet. I think it takes one person or two to just go around to get people involved. As for me, I've been in and out of the wind. I get involved. I can only give

back and keep what I have, unless I give it away. Farnam Courts, I interact with them occasionally. There's a lot of good things can happen with them, is going to happen with them, I never ever get to go to Eastern Circle, because I don't go out that way. Like I said, it takes time, meaning it takes time to get the workers, because there are workers for Housing Authority is very low, it's small, but in a newspaper ad, there are jobs, opportunities for the residents first, that's a plus, but in order for you to get, you've got to go out and grab, if you want something, you have to reach out and grab, nothing comes easy. If it comes easy, it's not worth having. A lot of changes over where I live. Alex, he's for us, he's only one person but you see him around as if ten. You got to give him a chance. Power, we have power, because we have knowledge of what we want in our community. If you don't stand up for your community, your community ain't gonna get nothing. The TRC can interact with the residents, which we are the residents who are the TRC. That's all I have to say. I have nothing negative to say. Being a president, I've seen a lot of change from where Q Terrace stands. Thanks.

CC DM said he wanted to comment. We encourage people to get involved. We've said that numerous times. We've got to spread that word. The common tone that I am hearing is communication. We've come a long way. That is part of our 5-year plan as well, communicating between all of you to all of us. I shouldn't have said it us and you. We are all together. Let's communicate. We've come a long way. We're not doing everything 100%. We've done pretty darn well in a short period of time, and we have more to do. The involvement is the key thing. If you have the same people, the same group, we're not going to go ahead. We're going to move forward, there's going to be conflict, but if we broaden the base and get new people involved as well as the other people, we're going to come together and we're going to communicate. We're trying to communicate. Bob has given us dates when he has met, communications, does it hit everyone? No, it's impossible. We cannot micromanage everything. We're trying to do the best we can as far as reaching out and communicating. It's going to take time. The easiest way to communicate is by the residents communicating. Getting to your TRCs, getting back to us. If you branch out, we can branch out faster and easier. I really commend all of the people here who are interested, and I am getting the one word, communication. We will improve that and that will be part of our 5-year plan. It is not written but it is going to be written. We have to communicate. We've done okay. We have to do a lot more. Is it going to be perfect? We've striving that way. Are we going to get there? Only God knows. If there are any other comments, we would welcome them regarding the 5-year plan.

HANH RESPONSE: The HANH staff appreciates Ms. Bowman's comments. Our Annual Plan commits HANH to continue to work with residents on issues of security at all developments.

5. Dora Council, Treasurer of McQueeney said she had been involved on the 5-year plan. When you're dealing with basically poor people, you know, you have to be realistic, poor people are so tired out just making a living and living, until there's a lot of things they're not going to do, so it has to be a group in every one of these complexes, I don't care if it is two or three, I don't care if you are looking at the same people, and we

have to be worried about everybody, because we got people over there at McQueeney that are literally out of their minds, I mean literally out of their minds, they're not too tight in the head, but still they got a right to live, and those of us who know a little better, I think part of our job is always to reach back and pull somebody with us. I'm sorry that Mary Ogman is angry, no, let me finish this Mary, I'm familiar with Farnam Courts, I come over there a lot and I knew what the LEAP kids had done, so I can imagine if it had happened at McQueeney, you got kids that planted trees and somebody tore it up and set a shed out there, and nobody's used it, but when you come in and tell people to go to hell, a lot of time people get, hey this is a bad lady. I know you're a nice person and I know when you say something like that, you've had it. But I'm just saying that we can get past all of that, and the 5-year plan, as I said to Mr. Solomon at the last meeting, we got a C from a zero, okay, so we know we've got a way to go, but to me going from a zero to a C is a good indication. We're going up, and I'm like the present chairman here, I want us to go up, we're never going to get everybody, let's not fool ourselves, if you're going to sit and wait on everybody, you're not going anywhere.

HANH RESPONSE: The HANH Staff appreciates Dora Council's comments. We hope that the Annual Plan will guide us in our movement from a C to an A.

6. Louise Pearsall, President of Newhall Gardens said she just has one comment. She thank Mr. Solomon and the people who are working here, you're doing fine. But I just want to remind everybody one thing: pay a little more attention to the seniors. Since I became a senior I've been fighting for this and I just turned 70, and thank God I'm able to get around, but we have so many that can't do and we don't get enough attention. I do the best I can. Just pay a little more attention to the Seniors.

Applause. This ended the Public Comment.

July 17, 2001

Mr. Steven C. Porath, Deputy Director
U.S. Department of Housing and Urban Development
Troubled Agency Recovery Center--North
1350 Euclid Avenue, Suite 900
Cleveland, OH 44115-1815

Re: Annual Performance and Evaluation Report
Through March 31, 2001
FY 1997, 1998, & 1999 Comprehensive Grant Program (CGP)
FY 2000 Capital Fund Program (CFP)
FY 1999 and 2000 Replacement Housing Factor (RHF)

Dear Mr. Porath:

Enclosed find the Housing Authority of the City of New Haven's Performance and Evaluation Report for the period ending March 31, 2001 for four open modernization program years, 1997, 1998, 1999 and 2000, as well as, 1999 and 2000 Replacement Housing Factor (RHF) funds.

Note that CGP 1997 was completely expended as of December 31, 2000, and the Actual Modernization Cost Certificate and final budget submitted to HUD in January 2001.

We look forward to HUD's continued assistance in implementation of our capital improvements efforts.

Very truly yours,

Robert Solomon
Interim Executive Director

RS/ch

Enclosure

cc: William Ryan, HUD, TARC - Cleveland
James Stirling, HUD, Boston

ANNUAL SUMMARY—JULY 1, 2000 THROUGH MARCH 31, 2001
ACTIVITIES FUNDED UNDER COMPREHENSIVE GRANT/CAPITAL
FUND/REPLACEMENT HOUSING FACTOR
FY1997, FY1998, FY1999 AND FY 2000

This year the reporting period changed from July 1 through June 30 to the period ending March 31. This report covers nine months from the end of the last performance evaluation report, July 1, 2000 through March 31, 2001. During that time, the Housing Authority of the City of New Haven (HANH) continued to make progress on capital improvement and management improvement activities funded through the Federal Comprehensive Grant Program (CGP) and Capital Fund Program (CFP). Highlights of this year's modernization work items include:

PRESCOTT BUSH (4-10)

Star Hardware of Hartford, CT completed conversion of five apartments at 220 & 230 County Street into three apartments accessible to persons with disabilities at a cost of \$92,730.

PRESCOTT BUSH (4-10), WINSLOW-CELENTANO (4-11) AND CRAWFORD (4-12)

Funk Boiler of West Haven, CT completed boiler and burner improvements at three elderly locations at a cost of \$212,115.

WINSLOW-CELENTANO (4-11)

V.A.S.N. Construction Co. of Meriden, CT completed phase 2 of renovation work at 60 Warren St., including new bathrooms, kitchens, apartment doors, corridor and common area improvements. Earlier Phase 1 work included roof, structural repairs, mechanical upgrades, minor landscaping and miscellaneous building improvements. Phase 1 also included conversion of three apartments to be available for physically impaired residents.

More than \$2.6 million has been invested in Winslow-Celentano improvements.

MCQUEENEY (4-28) & ROWE (4-31)

Simplex of Milford, CT completed installation of fire alarm systems at 358 Orange Street and 904 Howard Avenue at a cost of \$188,454.

WILLIAM ROWE (4-31)

The Contracting Group completed conversion of 6 efficiency apartments into 3 accessible 1-bedroom apartments at 904 Howard Avenue at a cost of \$125,899. HUD technical assistance grant funds paid for most of this contract with CGP funds covering a small portion of the work.

EASTVIEW (4-34)

V.A.S.N. Construction of Meriden, CT completed re-roofing of all buildings at Eastview at a cost of \$593,055.

VACANCY REPAIRS

Within these latest capital fund program years, HANH made progress toward addressing its backlog of vacant apartments Authoritywide.

IMPROVEMENT TO COMMON AREAS-- 8 ELDERLY DEVELOPMENTS

Under two separate contracts, Woodbridge Builders of New Haven completed improvements to common areas at several elderly developments:

Contract 1:

- Crawford Manor (4-12), 90 Park St.
- Robert Wolfe (4-16), 49 Union Ave.
- William Rowe (4-31), 904 Howard Ave.

Contract 2:

- Prescott Bush (4-10), 220 & 230 County St.
- C.B. Motley (4-18), 819 Sherman Parkway
- Matthew Ruoppolo (4-22), 480 Ferry St.
- Charles McQueeney (4-28), 358 Orange St.
- Fairmont (4-40), 70 & 72 Fairmont Ave.

Examples of work performed includes:

- Wall repairs, painting and installation of wall covering
- Replacement of hung acoustical ceilings
- Selective replacement of electrical fixtures
- Floor finishes
- Elevator finishes
- Security mirrors
- Replacement of window and sliding glass door screens where needed
- Emergency generators

HANH expended more than \$2.3 million in improvements at its elderly high-rise developments.

DUMPSTER AREA UPGRADES

V.A.S.N. Construction of Meriden, CT completed dumpster area improvements at several locations Authoritywide. The cost of this work was \$157,470.

REMOVE UNDERGROUND STORAGE TANKS

Connecticut Tank Removal of Westport, CT removed underground storage tanks at Crawford Manor, Riverview and the 87 Foxon Street warehouse facility. The cost of this work was \$132,421.

Under MANAGEMENT IMPROVEMENTS:

- HANH continued to receive technical assistance in upgrading its computer operations, and provided computer training for staff.
- Opportunities for management and maintenance staff training continued.

REPLACEMENT HOUSING FACTOR FUNDS

In addition, the Housing Authority received \$42,574 of HUD FY1999 and \$231,451 of HUD 2000 Replacement Housing Factor funds. The Housing Authority is using this money for development of new housing.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance Report			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
1	Total non-CFP Funds		
2	1406 Operations	\$588,000.00	\$588,000.00
3	1408 Management Improvements	588,000.00	588,000.00
4	1410 Administration	588,000.00	588,000.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	625,000.00	675,000.00
8	1440 Site Acquisition		
9	1450 Site Improvement	850,000.00	975,000.00
10	1460 Dwelling Structures	1,950,000.00	1,775,000.00
11	1465.1 Dwelling Equipment— Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	285,000.00	285,000.00
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	250,000.00	250,000.00
18	1499 Development Activities		
19	1501 Collaterization or Debt Service		
20	1502 Contingency	157,174.00	157,174.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,881,174.00	\$5,881,174.00
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

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

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance Report

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
HAwide	Operations	1406		588,000.00	588,000.00
HAwide	Service cntr operats manual & training	1408		110,000.00	110,000.00
649 HAwide	Public relations consultant	1408		30,000.00	30,000.00
650 HAwide	Internal reporting system	1408		50,000.00	50,000.00
651 HAwide	Implement asst w asset management	1408		100,000.00	117,000.00
652 HAwide	Flat rent market study	1408		50,000.00	33,000.00
20 HAwide	HANH benefits/HR policy study	1408		50,000.00	50,000.00
653 HAwide	Marketing & briefing videos & studies	1408		48,000.00	48,000.00
654 HAwide	Hsing agency plan update/RAB process	1408		50,000.00	50,000.00
590 HAwide	Staff training	1408		100,000.00	50,000.00
HAwide	Resident opportunity initiative	1408		0	50,000.00
HAwide	Administration	1410		588,000.00	588,000.00
654 4-3,4-17	Quinnipiac/Riverview master plan	1430		125,000.00	125,000.00

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
654 4-34,4-40	Eastview/Fairmont master plan	143 0		100,000.0 0	100,000.0
654 4-35,4-29	McConaughy/Valley master plan	143 0		100,000.0 0	100,000.0
654 4-18,8,9,10	Mtley/Harvey/Newhall/Bush master plan	143 0		100,000.0 0	100,000.0

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
HAwide	General A/E services for health & safety	143 0		100,000.0 0	100,000.0
HAwide	Engineering mechan syst repairs	143 0		100,000.0 0	100,000.0
4-3,17,Wst,35,29	Quin/Rv/Wst Rck/McCn/Vally revit apps	143 0			50,000.0
636 HAwide	Misc repairs sidewalks & paving	145 0		325,000.0 0	150,000.0
655 HAwide	Site fencing	145 0		100,000.0 0	100,000.0
657 4-3,4,23,29,30,35,37	Repl fencing; pole lights; repairs ident from inspections	145 0		200,000.0 0	200,000.0
657 4-11,12,16,18,22,28,31	Repl fencing; exter lights; repairs ident from inspections	145 0		100,000.0 0	100,000.0
657 4-8,9,10,14,24,26,40	Repl fencing; pole lights; repairs ident from inspections	145 0		100,000.0 0	100,000.0
570 4-8,9,10,14,24,26,40	Misc. site improvements	145 0		25,000.00	25,000.00
4-37	Wstville Manor erosion control/site work	145 0			300,000.0
576 HAwide	Vacancy reduction	146 0		800,000.0	505,000.0

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
658 4-3,4,23,29,30,35,37	Findgs frm REAC; mech syst; exter lights; tub surrounds; repairs ident inspec	146 0		375,000.0 0	375,000.0

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
658 4-11,12,16,18,22,28,31	Findgs frm REAC; mech syst; kitch cab remnt; tub surnds; repairs ident inspec	146 0		350,000.0 0	350,000.0
658 4-8,9,10,14,24,26,40	Findgs frm REAC; mech syst; kitch cab remnt; tub surnds; repairs ident inspec	146 0		250,000.0 0	250,000.0
508 4-15,47,50,51,52,55,56,57,58,60,61,63,64	Misc unit and structure repairs	146 0		25,000.00	25,000.00

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00450100 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Rev.
522 4-28	Elevator upgrade	146 0		150,000.0 0	
4-8,9,10,18	Implement phase 1 comp mod eld only	146 0			100,000
4-34,4-40	Implement phase 1 comp mod	146 0			75,000
HAwide	Utility programs	146 0			95,000
648 HAwide	Service center high-density file system	147 5		50,000.00	50,000
HAwide	Service center computer/AV/security	147 5		35,000.00	35,000
HAwide	Asset mgr vehicles/laptops/field equip	147 5		150,000.0 0	150,000
504 HAwide	Appliances	147 5		50,000.00	50,000
556 HAwide	Relocation	149 5		250,000.0 0	250,000
HAwide	Contingency	150 2		157,174.0 0	157,174

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program No: CT26P00450100 Replacement Housing Factor No:	Fee
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Rev. #1	Actual	Original	Rev. #1	Actual	
4-0 HAWide oper	3-31-02	3-31-02	3-31-01	9-30-03	9-30-03	3-31-01	
4-0 HAWide sr cn trng	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 649	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 650	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 651	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 652	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 020	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 653	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 654	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 590	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide res op	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide admin	3-31-02	3-31-02	3-31-01	9-30-03	9-30-03		
4-3/17 654	3-31-02	3-31-02		9-30-03	9-30-03		
4-34/40 654	3-31-02	3-31-02		9-30-03	9-30-03		
4-35/4-29 654	3-31-02	3-31-02		9-30-03	9-30-03		
4-18/8/9/10 654	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide hlth/sfty	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide eng mech	3-31-02	3-31-02		9-30-03	9-30-03		
4-3/17/Wst/35/29 rev apl	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 636	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAWide 655	3-31-02	3-31-02		9-30-03	9-30-03		
4- 3/4/23/29/30/35/37 657	3-31-02	3-31-02		9-30-03	9-30-03		

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program No: CT26P00450100 Replacement Housing Factor No:		Fee
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)		

	Original	Rev. #1	Actual	Original	Rev. #1	Actual	
4-11/12/16/18/22/28/31 657	3-31-02	3-31-02		9-30-03	9-30-03		
4-8/9/10/14/24/26/40 657	3-31-02	3-31-02		9-30-03	9-30-03		
4-8/9/10/14/24/26/40 / 570	3-31-02	3-31-02		9-30-03	9-30-03		
4-37 Westville erosion	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAwide 576	3-31-02	3-31-02		9-30-03	9-30-03		
4-3/4/23/29/30/35/37 658	3-31-02	3-31-02		9-30-03	9-30-03		
4-11/12/16/18/22/28/31 658	3-31-02	3-31-02		9-30-03	9-30-03		
4-8/9/10/14/24/26/40 658	3-31-02	3-31-02		9-30-03	9-30-03		
4-15/47/50/51/52/55/56/57/58/60/61/63/64 508	3-31-02	3-31-02		9-30-03	9-30-03		
4-28 McQueny 522	3-31-02	3-31-02		9-30-03	9-30-03		
4-8/9/10/18 comp mod	3-31-02	3-31-02		9-30-03	9-30-03		
4-34/40 comp mod	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAwide util prg	3-31-02	3-31-02		9-30-03	9-30-03		
4-0 HAwide 648	3-31-02	3-31-02		9-30-03	9-30-03		

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program No: CT26P00450100 Replacement Housing Factor No:		Fed
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance			
Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #4	Rev. #5
1	Total non-CFP Funds		
2	1406 Operations		
3	1408 Management Improvements	\$300,000.00	\$347,485.62
4	1410 Administration	579,400.00	579,400.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	368,725.00	368,862.42
8	1440 Site Acquisition		
9	1450 Site Improvement	111,886.00	216,425.40
10	1460 Dwelling Structures	3,898,419.92	3,545,475.88
11	1465.1 Dwelling Equipment— Nonexpendable	100,000.00	124,372.00
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	410,577.08	415,295.48
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	25,000.00	196,691.20
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,794,008.00	\$5,794,008.00
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Summary**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance

Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #4	Rev. #5
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated C	
				Rev. #4	Rev.
1688 HAwide	Resident opportunity initiatives	140 8		0	
1672 HAwide	Staff training (mgmnt & maint)	140 8		50,000.00	36,980
HAwide	Computer consultants & techn assistnce	140 8		250,000.0 0	310,400
1755 HAwide	Administration (staff to administer mod)	141 0		579,400.0 0	579,400
1756 HAwide	Fees & costs	143 0		355,000.0 0	354,400
HAwide	Lead testing continued	143 0		13,725.00	14,460
1838 HAwide	Parking bts & sidewalks	145 0		100,000.0 0	200,000
HAwide	Dumpster area upgrade	145 0		7,026.00	7,026
1805 4-14	Site drainage	145 0		4,860.00	9,390
1806 4-37	Erosion control/site improvement	145 0		0	
1834 HAwide	Utility programs	146 0		0	
1853 HAwide	Preventive maintenance program	146 0		430,000.0 0	406,000
1863 HAwide	Vacancy rehabilitation	146 0		1,650,378 .51	1,042,000

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated C	
				Rev. #4	Rev.
HAwide	Rekeying continued	146 0		50,000.00	137,1
1293 HAwide	Trash compactor imprvmnts, high rises	146 0		84,000.00	68,76
HAwide	Eld high-rises common areas continued	146 0		359,464.8 7	129,9

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number			
		Capital Fund Program Grant No: CT26P00470999			
		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #4	Rev. #5
HAwide	ADA improvements Authoritywide	146 0		8,780.00	12,030.00
HAwide	Office space upgrade continued	146 0		40,000.00	53,200.00
HAwide	Frozen pipe emergency	146 0		2,596.37	2,596.37
4-11	Bldg & unit modernization continued	146 0		253,425.00	304,100.00
1610 4-12,17,whs	Remove UST's continued	146 0		109,063.61	114,300.00
1854 4-8	Roofings	146 0		5,000.00	960.00
1855 4-10	ADA conversions continued	146 0		7,829.72	7,829.72
1856 4-10	Boilers/burners	146 0		39,611.00	39,611.00
1857 4-12	Boilers/burners	146 0		57,377.00	57,377.00
4-16,28,31	Fndngs REAC/HANH--apt doors replace	146 0		0	262,200.00
1523 4-17	Interior/exterior mod--retaining wall	146 0		30,000.00	
1858 4-19	Bldg & unit modernization	146 0		0	
1859 4-22	Roofing	146 0		0	
1524 4-23	Interior & exterior modernization (exter)	146 0		25,000.00	231,800.00
1860 4-24	Screen doors	146 0		19,191.74	19,191.74

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #4	Rev.
4-28 & 4-31	Fire alarm upgrade continued	146 0		26,702.10	26,702.10
4-28	Elevator upgrade	146 0		150,000.0 0	
1846 4-31	Sandblast/paint deck/deck improvements	146 0		0	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #4	Rev.
1525 4-34	Interior & exterior modernization (exter)	146 0		550,000.0 0	628,500.0
1847 4-39	Interior & exterior modernization	146 0		0	
1852 HAwide	Appliance replacement	146 5		100,000.0 0	124,300.0

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470999 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #4	Rev. #5
1703 HAwide	Purchase maintenance vehicles	147 5		31,278.00	30,378.00
HAwide	Purchase maintenance equipment continued	147 5		124,299.08	130,899.08
1704 HAwide	Purchase maintenance radios	147 5		5,000.00	5,000.00
1705 HAwide	Computers & equipment	147 5		250,000.00	220,900.00
HAwide	Service center high-density file system	147 5		0	28,190.00
1884 4-19	Demolish 18 units	148 5		0	
1898 4-19	Relocate families	149 5		25,000.00	12,150.00
HAwide	Relocation	149 5		0	184,500.00

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program No: CT26P00470999 Replacement Housing Factor No:	Fed
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Rev. #4	Rev. #5	Actual	Rev. #4	Rev. #5	Actual	
4-0 HAWide 1672	3-31-01	3-31-00	3-31-01	9-30-02	9-30-02		
4-0 HAWide cmptr	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1755	3-31-01	3-31-01	3-31-00	9-30-02	9-30-02	3-31-01	
4-0 HAWide 1756	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide lead	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1838	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02	N/A	
4-0 HAWide dumpst	3-31-01	3-31-01	12-31- 00	9-30-02	9-30-02	3-31-01	
4-0 HAWide 1805	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02	N/A	
4-0 HAWide 1853	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1863	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide keys	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1293	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide eld	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide ADA	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02	3-31-01	
4-0 HAWide office	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide pipes	3-31-01	3-31-01	3-31-00	9-30-02	9-30-02	6-30-00	
4-11 Clntno mod	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
UST's 1610	3-31-01	3-31-01	12-31- 00	9-30-02	9-30-02		
4-8 Harvy 1854	3-31-01	3-31-01	12-31- 00	9-30-02	9-30-02	12-31-00	
4-10 Bush 1855	3-31-01	3-31-01	12-31- 00	9-30-02	9-30-02	3-31-01	
4-10 Bush 1856	3-31-01	3-31-01	12-31- 00	9-30-02	9-30-02	3-31-01	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven			Grant Type and Number Capital Fund Program No: CT26P00470999 Replacement Housing Factor No:				Fed
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Rev. #4	Rev. #5	Actual	Rev. #4	Rev. #5	Actual	
4-12 Crwfrd 1857	3-31-01	3-31-01	9-30-00	9-30-02	9-30-02	3-31-01	
4-16,28,31 doors	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-17 Riverw 1523	3-31-01	3-31-01	N/A	9-30-02	9-30-02	N/A	
4-23 Essex 1524	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-24 Rib Ext 1860	3-31-01	3-31-01	3-31-00	9-30-02	9-30-02	3-31-01	
4-28 & 4-31 alarms	3-31-01	3-31-01	12-31-00	9-30-02	9-30-02	3-31-01	
4-28 McQny elevator	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-34 Estvw 1525	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1852	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1703	3-31-01	3-31-01	12-31-00	9-30-02	9-30-02	3-31-01	
4-0 HAWide equip	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide 1704	3-31-01	3-31-01	3-31-00	9-30-02	9-30-02	3-31-00	
4-0 HAWide 1705	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-0 HAWide file syst	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		
4-19 Shfld 1898	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02	3-31-01	
4-0 HAWide relocat	3-31-01	3-31-01	3-31-01	9-30-02	9-30-02		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470798 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance			
Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #6	Rev. #7
1	Total non-CFP Funds		
2	1406 Operations		
3	1408 Management Improvements	\$90,000.00	\$246,673.67
4	1410 Administration	537,625.00	537,625.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	623,435.04	623,435.04
8	1440 Site Acquisition		
9	1450 Site Improvement	466,030.30	466,030.30
10	1460 Dwelling Structures	2,823,267.66	2,823,267.66
11	1465.1 Dwelling Equipment— Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	835,900.00	679,226.33
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,376,258.00	\$5,376,258.00
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

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

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: CT26P00470798 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance

Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #6	Rev. #7
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470798 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #6	Rev. #7
641 HAwide	Computer training & consultants	140 8		15,000.00	171,600.00
671 HAwide	Management training	140 8		25,000.00	25,000.00
933 HAwide	Finance consultant	140 8		39,586.25	39,586.25
645 HAwide	Test/verify UST's continued	140 8		10,413.75	10,413.75
753 HAwide	Administration	141 0		537,625.00	537,625.00
754 HAwide	Fees & costs	143 0		440,000.00	440,000.00
945 HAwide	Physical/mgmt needs assessment	143 0		153,559.04	153,559.04
946 HAwide	Lead paint testing	143 0		29,876.00	29,876.00
938 HAwide	Dumpsters/concrete pads	145 0		213,244.00	213,244.00
947 HAwide	Parking lots & sidewalks	145 0		252,786.30	252,786.30
861 HAwide	Vacancy rehabilitation	146 0		1,542,008.27	1,542,008.27
897 HAwide	ADA improvements various locations	146 0		2,360.00	2,360.00
948 HAwide	Site work Authoritywide	146 0		114,154.10	114,154.10

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470798 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated C	
				Rev. #6	Rev.
949 HAwide	Planned mntn occupied units	146 0		11,441.16	11,44
950 HAwide	Planned mntn materials/contracts	146 0		250,068.0 0	250,00
951 HAwide	Emerg air conditioning eld high rises	146 0		24,899.98	24,89

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number			
		Capital Fund Program Grant No: CT26P00470798			
		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #6	Rev. #7
956 Hawide	Common area renovat eld high rise contr	146 0		402,809.6 6	402,809.6
967 Hawide	Office space upgrade continued	146 0		49,748.88	49,748.88
952 4-3	Emerg exterior lighting	146 0		4,776.00	4,776.00
953 4-4	Emerg exterior lighting	146 0		3,840.00	3,840.00
954 4-10	ADA conversion 3 units (incl relo)	146 0		86,725.00	86,725.00
962 4-12,17,27,wh	Remove UST's	146 0		34,530.00	34,530.00
961 4-11	Building/unit modernization continued	146 0		72,389.00	72,389.00
935 4-24	Building/unit upgrade	146 0		48,775.00	48,775.00
900 4-31	Roof repair/replacement	146 0		95,813.00	95,813.00
955 4-37	Emerg exterior lighting	146 0		16,487.25	16,487.25
958 4-6	Emerg boiler room roof repairs	146 0		12,277.00	12,277.00
960 4-6	Heat/hot water improvemnts contin	146 0		955.36	955.36
944 4-11,12,16 etc	Elevator extrdry mntn 9 eld dvelopmnt	146 0		49,210.00	49,210.00
936 Hawide	Misc mntn equip (vacuum sweepers etc)	147 5		25,000.00	25,000.00

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470798 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #6	Rev. #7
939 Hawide	Computers & equipment	1475		500,000.00	343,300.00
940 Hawide	Maintenance vehicles	1475		205,900.00	205,900.00
941 Hawide	Chairs, desk, copier, fax, postage, labeler	1475		105,000.00	105,000.00

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program No: CT26P00470798 Replacement Housing Factor No:					Fed
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Rev. #6	Rev. #7	Actual	Rev. #6	Rev. #7	Actual	
4-0 HAWide 641	3-31-00	3-31-00	6-30-99	9-30-01	9-30-01	9-30-00	
4-0 HAWide 671	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01	9-30-00	
4-0 HAWide 933	3-31-00	3-31-00	6-30-99	9-30-01	9-30-01	9-30-00	
4-0 HAWide 965	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01	9-30-00	
4-0 HAWide 753	3-31-00	3-31-00	6-30-99	9-30-01	9-30-01	12-31-99	
4-0 HAWide 754	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01		
4-0 HAWide 945	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	12-31-00	
4-0 HAWide 946	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	12-31-00	
4-0 HAWide 938	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	6-30-00	
4-0 HAWide 947	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	6-30-99	
4-0 HAWide 861	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven			Grant Type and Number Capital Fund Program No: CT26P00470798 Replacement Housing Factor No:				Fee
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Rev. #6	Rev. #7	Actual	Rev. #6	Rev. #7	Actual	
4-0 HAWide 897	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	12-31-00	
4-0 HAWide 948	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01		
4-0 HAWide 949	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01	9-30-00	
4-0 HAWide 950	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	9-30-00	
4-0 HAWide 951	3-31-00	3-31-00	6-30-99	9-30-01	9-30-01	9-30-99	
4-0 HAWide 956	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01	9-30-00	
4-0 HAWide 957	3-31-00	3-31-00	3-31-00	9-30-01	9-30-01	6-30-00	
4-3 Quin 952	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	12-31-99	
4-4 Frnm 953	3-31-00	3-31-00	9-30-99	9-30-01	9-30-01	6-30-00	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470697 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance Report			
Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #2	Rev. #3
1	Total non-CFP Funds		
2	1406 Operations	\$541,388.00	\$541,388.00
3	1408 Management Improvements	368,372.48	349,325.82
4	1410 Administration	541,388.00	541,388.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	332,102.00	132,102.00
8	1440 Site Acquisition		
9	1450 Site Improvement	280,000.00	4,639.01
10	1460 Dwelling Structures	3,010,136.00	3,750,119.17
11	1465.1 Dwelling Equipment— Nonexpendable	50,000.00	50,000.00
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	44,925.00	44,925.00
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency	245,575.52	
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,413,887.00	\$5,413,887.00
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Summary**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: CT26P00470697 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance Report

Line No.	Summary by Development Account	Total Estimated Cost	
		Rev. #2	Rev. #3
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470697 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #2	Rev. #1
817 HAWide	Operations	140 6		541,388.0 0	541,388.0
640 HAWide	Computer training & consultants	140 8		10,000.00	10,000.00
645 HAWide	Vacancy proj mgr/inspector	140 8		60,000.00	54,048.00
650 HAWide	Demolition/revitalization feasibility	140 8		55,000.00	34,548.00
663 HAWide	Vacancy administrator	140 8		9,372.48	9,372.48
723 HAWide	Security	140 8		150,000.0 0	150,000.00
815 HAWide	Section 3/EEO officer	140 8		60,000.00	67,372.00
827 HAWide	Applicant screening report consultant	140 8		16,000.00	16,000.00
840 HAWide	Upgrade radio communications	140 8		8,000.00	8,000.00
750 HAWide	Administration	141 0		541,388.0 0	541,388.00
751 HAWide	Fees & costs	143 0		132,102.0 0	132,102.00
839 HAWide	Lead based paint testing	143 0		100,000.0 0	
847 HAWide	Physical/mgmt needs assessment	143 0		100,000.0 0	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470697 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated C	
				Rev. #2	Rev.
838 HAwide	Parking lot improvements	145 0		280,000.0 0	4,63

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number			
		Capital Fund Program Grant No: CT26P00470697			
		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #2	Rev. #1
656 HAwide	Hardware keying system	146 0		100,000.0 0	100,000.0
818 HAwide	1 st , 2 nd , & 3 rd floor offices-minor upgrade	146 0		273,458.0 0	273,458.0
837 HAwide	Common area renovations-eld high rises	146 0		1,016,895 .00	1,928,000.00
842 4-10	504: convert 3 units	146 0		110,000.0 0	
835 4-11	Unit upgrade	146 0		325.00	98,610.00
302 4-16	New kitchens	146 0		184,458.0 0	188,100.00
848 4-28 & 4-31	New fire alarms	146 0		325,000.0 0	161,700.00
849 HAwide	Authoritywide vacancy rehabilitation	146 0		1,000,000 .00	1,000,000.00
845 HAwide	Appliances	146 5		15,000.00	15,000.00
844 4-24	Appliances	146 5		35,000.00	35,000.00
846 HAwide	Computers & equipment	147 5		44,925.00	44,925.00
752 HAwide	Contingency	150 2		245,575.5 2	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: CT26P00470697 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Rev. #2	Rev. #3

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program No: CT26P00470697 Replacement Housing Factor No:					Fed
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Fed
	Rev. #2	Rev. #3	Actual	Rev. #2	Rev. #3	Actual	
4-0 HAwide 817	6-30-99	6-30-99	3-31-99	12-31-00	12-31-00	12-31-00	
4-0 HAwide 640	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-31-00	
4-0 HAwide 645	6-30-99	6-30-99	12-31-97	12-31-00	12-31-00	3-31-99	
4-0 HAwide 650	6-30-99	6-30-99	3-31-99	12-31-00	12-31-00	9-30-99	
4-0 HAwide 663	6-30-99	6-30-99	12-31-98	12-31-00	12-31-00	3-31-99	
4-0 HAwide 723	6-30-99	6-30-99	12-31-97	12-31-00	12-31-00	9-30-99	
4-0 HAwide 815	6-30-99	6-30-99	12-31-97	12-31-00	12-31-00	6-30-99	
4-0 HAwide 827	6-30-99	6-30-99	12-31-98	12-31-00	12-31-00	12-31-00	
4-0 HAwide 840	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-31-00	
4-0 HAwide 750	6-30-99	6-30-99	12-31-97	12-31-00	12-31-00	6-30-99	
4-0 HAwide 751	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-30-00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of New Haven			Grant Type and Number Capital Fund Program No: CT26P00470697 Replacement Housing Factor No:				Fee
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Rev. #2	Rev. #3	Actual	Rev. #2	Rev. #3	Actual	
4-0 HAWide 838	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	6-30-99	
4-0 HAWide 656	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-31-00	
4-0 HAWide 818	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	3-31-00	
4-0 HAWide 837	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-31-00	
4-11 Celntno 835	6-30-99	6-30-99	3-31-98	12-31-00	12-31-00	12-31-00	
4-16 Wolfe 302	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	3-31-00	
4-28/4-31 McQ/Row 848	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	12-31-00	
4-0 HAWide 849	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	6-30-00	
4-0 HAWide 845	6-30-99	6-30-99	6-30-99	12-31-00	12-31-00	6-30-00	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
1	Total non-CFP 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	1499 Development Activities	\$231,451.00	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$231,451.00	
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Summary**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual
 X Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
1	Total non-CFP Funds		
2	1406 Operations		
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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	1499 Development Activities	\$231,451.00	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$231,451.00	
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Summary**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor Summary			
PHA Name: Housing Authority of the City of New Haven		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
1	Total non-CFP 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	1499 Development Activities	\$42,574.00	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$42,574.00	
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 Summary**

PHA Name: Housing Authority of the City of New Haven	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00450
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Rev. #1
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		

ACTION ITEM NO. _____

Board of Commissioners
July 16, 2001

Robert Solomon, Interim Executive Director

FY1997/1998/1999 Comprehensive Grant Program (CGP)
FY2000 Capital Fund Program (CFP)
And FY1999/2000 Replacement Housing Factor (RHF)
Annual Performance and Evaluation Report to HUD

ACTION: Recommend that the Board of Commissioners adopt
Resolution Number

TIMING: Immediately

ISSUES: None

DISCUSSION: HANH must submit yearly reports on the progress of activities under HUD's modernization programs . HANH is now reporting on the status of four open modernization program fiscal years: 1997, 1998, 1999 and 2000. Note that FY 1997 was completed on schedule by December 31, 2000. Also included are reports on the FY1999 and 2000 Replacement Housing Factor funds which HUD also makes available under formula because HANH lost units by demolition, disposition or conversion.

FISCAL IMPACT: HUD's formula amounts for the four modernization program years are: 1997--\$5,413,887; 1998--\$5,376,258; 1999--\$5,794,008; 2000--\$5,881,174; the 1999 RHF amount is \$42,574 and the 2000 RHF amount is \$231,451.

BACKGROUND: Beginning in fiscal year 1992, HUD funded modernization activities on a formula basis instead of the previous competitive process. Each year, HANH reviews physical and management improvement needs and prepares action plans in close coordination with residents.

Under the modernization regulations, HANH must submit an annual Performance and Evaluation Report (PER) to HUD for ongoing modernization program activities. Formerly, the PER was due for all PHA's on September 30th. This year, HUD joined the PER to the PHA's Annual Plan process and submission schedule. For HANH, this means that the modernization PER covers the time frame until March 31, 2001 and is due July 18, 2001. HANH prepared a status report for each open program funding year and extended a

45-day public review period, including consultation with HANH's Resident Advisory Board.

STAFF:
Modernization

Ken Gelband, Facilities Manager--

RESOLUTION NUMBER _____
APPROVING SUBMISSION OF ANNUAL PERFORMANCE
AND EVALUATION REPORT TO HUD FOR MODERNIZATION
PROGRAM ACTIVITIES

WHEREAS, under HUD modernization program funding, HANH is undertaking modernization activities in accordance with HANH's plan for upgrading and improving its housing developments; and

WHEREAS, in accordance with HUD regulations, HANH is required to submit a Performance and Evaluation Report to HUD for the period ending March 31, 2001 demonstrating progress made on implementation of the modernization activities; and

WHEREAS, HANH extended a 45-day public review and comment period as part of the evaluation process, including consultation with the Resident Advisory Board; and

WHEREAS, HANH herewith certifies that it has made reasonable efforts to notify residents of the opportunity to review the draft Performance and Evaluation Report and comment on it before its submission to HUD and that copies of the draft were provided to resident representatives, made available and discussed at Resident Advisory Board (RAB) meetings, and made available in HANH's office or upon request; and

WHEREAS, HANH must submit its Performance and Evaluation Report to HUD no later than July 18, 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the Performance and Evaluation Report is approved and the Interim Executive Director be and is hereby authorized to submit the Annual Performance and Evaluation Report to the Department of Housing and Urban Development by the July 18, 2001 deadline, taking into consideration comments received during the 45-day period.
July 17, 2001

**Public Comment Period
Capital Fund and Replacement
Housing Factor Programs--
Performance/Evaluation Report
Period Ending March 31, 2001
Program Years 1997, 1998, 1999 and 2000**

As part of the Performance and Evaluation Report (PER) process, the Housing Authority of the City of New Haven (HANH) included a 45-day opportunity for review and public comment prior to presentation to HUD. HANH published the legal notice May 23, 2001 announcing the start of the 45-day comment period on May 29, 2001. The legal ad also stated that HANH would conduct the public hearing on July 16, 2001 at 4:00 PM.

This is the first year that HUD combined submission of the PER with the PHA's Annual/Five-Year Plan report. HANH included discussion of the PER on the Resident Advisory Board (RAB) meeting agendas. The RAB met on May 29th, June 12th and June 27th. HANH staff reviewed and explained the PER at the RAB meetings. In addition to handing out draft copies of the PER at the RAB meetings, copies were mailed to resident leaders and made available at the HANH main offices and at the asset management offices.

HANH received no written comments on the PER.

Comments made during the public hearing were recorded (see attached).

HANH Board of Commissioners approved submission of the HANH 2001 Performance and Evaluation Report on July 16, 2001.

HANH maintains ongoing communication with residents and the local government on modernization progress made during the year, and has shared all budget revisions with resident leaders.

Although there were no formal comments from the City's representative, the progress of HANH modernization activities is routinely addressed in HANH senior staff's regular meetings with the Mayor.

Attachments

I. INTRODUCTION

On October 27, 2000, the President signed into law the Fiscal Year 2001 Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act (Pub. Law 106-377, 114 Stat. 1441) ("Appropriations Act"). Section 232 of the Appropriations Act substantially revises the provisions of the U.S. Housing Act of 1937 that govern the authority of a PHA to designate a portion of its available tenant-based voucher funds for project-based assistance (see 42 U.S.C. 1473f(o)(13) (as amended by "Section 232" of the Appropriations Act).

This Addendum to the Housing Authority of the City of New Haven's (HANH's) Section 8 Administrative Plan is a statement of its intent to operate a Project-Based Assistance Program (hereinafter referred to as PBA) and to provide information on how it intends to operate the PBA under the requirements of the new law. This Addendum also provides information to eligible families, owners, and other interested members of the public.

This Addendum is based on Section 232 and HUD's Initial Guidance Notice, dated January 8, 2001, identifying which elements of the new project-basing law are effective immediately, and states how the HANH is implement the law pending issuance of revised program regulations. In the event of changes required to this addendum because of future rulemaking concerning the project-based voucher program, the HANH will take all reasonable steps to comply with new rules without jeopardizing actions previously taken that are consistent with HUD's Initial Guidance and Section 232.

II. Areas of Program Utilization

During the fiscal year starting October 1, 2001, HANH anticipates that a number of activities related to implementation of a Section 8 PBA Program will occur in the following neighborhoods of the City of New Haven:

Hill Neighborhood – HANH anticipates that approximately 100 rental subsidies will be used as part of the redevelopment efforts related to Church Street South (CSS). In specific, a group of 100 two-family structures are to be either acquired or constructed by The Community Builders, Inc. for use in conjunction with a home-ownership program. At this point in time all housing is anticipated to be located in the Hill Neighborhood. However, should locations in adjoining neighborhoods be proposed this would be acceptable to HANH as long as applicable site and neighborhood standards are met.

Fairhaven Neighborhood – The Authority anticipates that as part of the redevelopment of Quinnipiac Terrace (CT 4-3) that offsite replacement housing will be developed in the Fairhaven neighborhood. Current plans anticipate that at least 100 rental subsidies will be required. As planning proceeds during the next this number may increase.

Dixwell Neighborhood – HANH anticipates that a number of new construction infill and rehabilitation units using Section 8 PBA may be developed in the areas around Munson and Dixwell. As many as 50 subsidies may be used for this purpose.

West Rock – As part of its HOPE VI application, HANH pledged up to 125 subsidies in support of the redevelopment of West Rock. Those subsidies can be used for either on-site redevelopment or for off-site relocation resources.

The Authority may also issue an RFP for Section 8 PBA on a citywide basis. This RFP may be only for rehab or new construction only, for “existing” units only or both. At the current time, HANH does not anticipate a need for more than 100 subsidies should one or more RFPs be issued during the fiscal year.

Changes to these plans are not considered a major change to the Housing Agency Plan and will not require an amendment to the Plan. Additional neighborhoods or changes to the plans for these neighborhoods may be implemented during the fiscal year.

III. PROVISIONS OF THE HANH’S PBA PROGRAM

Except where this section specifies otherwise, the present project-based regulations at 24 CFR part 983 continue to apply to newly constructed and substantially rehabilitated housing and now also apply to existing housing. Upon determination of good cause and subject to statutory limitations, the HANH may seek a waiver from HUD for any provision of the applicable project-based regulations in accordance with 5 CFR 5.110. Nothing in this addendum affects the rights of owners and participants under existing contracts in HUD’s Section 8 project-based certificate program.

A. Authorization to Provide Project-Based Vouchers for Existing Housing

Consistent with Section 232 and HUD Guidance, the HANH from time-to-time may enter into HAP contracts that attach project-based voucher assistance to existing housing units that fully meet the housing choice voucher program HQS (see 24 CFR 982.401) but that would not have qualified for project-basing as newly constructed or rehabilitated units.

A housing unit will be considered an “existing unit” for purposes of the project-based voucher program if, at the time of the HANH’s written notice of selection of the project for project-based assistance, the units require a maximum expenditure of less than \$1,000 per assisted unit (including the unit’s prorated share of any work to be accomplished on common areas or systems) to comply with the HQS.

B. Unit Selection Policy, Advertising, and Owner Application Requirements for Existing Housing with Assistance Attached to 25 Percent or fewer of the Units In a Building

For existing housing developments in the project-based voucher program, which have assistance attached to no more than 25 percent of the development’s units, the HANH shall advertise the availability of the project-based assistance. Such advertisements must meet standards comparable to those in 24 CFR 983.51(b); otherwise, section 983.51 does not apply to these projects.

Specifically, the HANH will advertise in a newspaper of general circulation that the HANH will accept applications for assistance for existing housing projects. The advertisement will be published once a week for three consecutive weeks; specify an application deadline of at least 30 days after the date the advertisement is last published; specify the number of units the HANH estimates that it will be able to assist under the funding the HANH is making available for this purpose; and state that only applications submitted in response to the advertisement will be considered. The HANH advertisement will also state the HANH’s selection policies. In all cases,

the HANH will maintain documentation of responses to advertisements or competitive proposals received in response to the HANH notice.

C. For Existing Developments with more than 25 percent project-based units and for newly constructed or rehabilitated units not otherwise exempt from the 25% limit on PBA.

The HANH will establish policies for public advertisement and competitive selection of units to be assisted with project-based voucher assistance. 24 CFR 983.51 is applicable.

D. 20 Percent Limit

The total cumulative number of project-based units, including units previously placed under AHAP or HAP in the HANH's project-based certificate program, will not exceed 20 percent of the baseline number of units in the HANH's voucher program, **except if the Moving To Work contract between HANH and HUD authorizes HANH to have a higher percentage..**

D. Consistency With The Goals Of Deconcentrating Poverty And Expanding Housing And Economic Opportunities

The HANH's PBA Program will be consistent with the goals of deconcentrating poverty and expanding housing opportunities. Until HUD issues further instructions, the HANH will implement the deconcentration of poverty requirements in Section 232 by requiring that all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception.

E. Partially Assisted Building Requirement

The HANH will not enter into an agreement or HAP contract or other binding commitment to provide project-based voucher assistance for more than 25 percent of the units in any one building, except for single-family dwellings and projects for elderly families and disabled families. In accordance with existing program usage, single family dwellings refer to 1-4 family dwellings.

F. Family Choice to Move With Continued Assistance

The new law provides that assisted families may move from the assisted building, and retain federal housing assistance. For the continued assistance option, Section 232, similar to existing 24 CFR 983.206(d)(2), requires for new HAP contracts that the owner permit the assisted tenants to move from the housing at any time after the family has occupied the dwelling unit with project-based voucher assistance for 12 months.

Consistent with the law, the HANH will provide the family with housing choice voucher assistance or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability and other requirements. HUD will set the standards as to what may qualify as comparable assistance by regulation, but, for new HAP contracts incorporating this requirement, the HANH will use voucher assistance available under the ACC to provide tenant-based assistance for the family. If no such assistance is available at the time

the family moves, the HANH will give the family priority to receive the next available tenant-based voucher.

Vouchers under funding allocations targeted by HUD for special purposes (e.g., family unification, mainstream disabled) are not available for this purpose, since they are required to be used only for the targeted purpose.

G. HAP Contract Term

Consistent with the law, a HAP contract between the HANH and an owner of housing under this program may have a duration of up to 10 years (as determined by the HANH), subject to the future availability of sufficient appropriated funds under the HANH's consolidated ACC with HUD. Upon expiration of the HAP contract term and consistent with the law, the HANH may agree with the project-based housing owner to extend the HAP contract for such period as the HANH determines appropriate to expand housing opportunities (as well as an extension to assure long-term affordability of the housing, as provided under prior law). All HAP contract extensions must be contingent upon the future availability of appropriated funds.

H. Rent Limits

The new law provides that the HAP contract shall establish gross rents (rent to owner plus the allowance for tenant-paid utilities) that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount that exceeds 110 percent of the published FMR) for the area where the housing is located.

If a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" as defined in the law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

Within the limitations mentioned above, the initial rent to the owner may differ from payment standard amounts in the payment standard schedule adopted for the HANH's tenant-based voucher program. However, just as in the regular tenant-based program and the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A)).

I. Rent Adjustments During The Term Of The HAP Contract

Section 232 provides that a housing assistance payments contract for project-based voucher assistance shall provide for rent adjustments and that the adjusted rent for any assisted unit shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted local market and may not exceed the maximum rent limits permitted under the statutory limitations summarized above. Determination of whether rent is reasonable in relation to comparable units shall be governed by 24 CFR 983.256.

The annual rent adjustment provisions at 983.254 and the special rent adjustment provisions at 983.255 shall only be applicable if the AHAP with the owner was executed before the effective

date of this notice. These annual and special adjustment regulatory provisions do not apply to project-based assistance for existing housing pursuant to this notice, and do not apply if the Agreement for newly constructed or rehabilitated housing was executed on or after the effective date of this notice.

J. Family Share Of Rent And Housing Assistance Payment

The housing assistance payment is calculated in accordance with 24 CFR 983.260 as the gross rent minus the total tenant payment. The family share is calculated in accordance with 24 CFR 983.261 by subtracting the amount of the HAP from the gross rent.

K. Tenant Selection

The HANH selection system for project-based units will comply with the requirements specified below, which in most respects (except for the income targeting provision) are a codification of present regulatory and contractual requirements.

Income Targeting: The requirements of 42 U.S.C. 1437n(b) and 24 CFR 982.201(b)(2) govern the selection of eligible families for this program, and generally provide that not less than 75 percent of families admitted annually to the HANH's combined tenant-based and project-based voucher program shall be families whose incomes do not exceed 30 percent of the area median, as determined by HUD.

Applicants may only be selected from the HANH waiting list. The HANH will only maintain a separate project-based waiting list if all HANH tenant-based assistance applicants who seek project-based housing can be placed on this list upon request and without penalty to any other application for assisted housing they may have pending. Subject to its waitinglist policies and selection preferences specified in the HANH administrative plan, the HANH may place a family referred by an owner of project-based voucher units on its waiting list.

If the HANH chooses to establish a separate waiting list for project-based assistance, the HANH will give all applicants currently on its waiting list for tenant-based assistance the opportunity to also have their names placed on the waiting list for project-based assistance in accordance with the HANH's established selection policies.

As in the current project-based program, the HANH will refer families to housing units from the waiting list according to its regular applicant selection policies. If an applicant does not rent a unit with project-based assistance, or the owner turns an applicant down for admission to a project-based unit, the applicant will not be removed from the HANH's tenant-based assistance waiting list for that reason but must maintain its position on the list as though no offer of housing had been made.

Vacant units: The HAP contract will be in a form prescribed by HUD. The HANH may enter into such a contract that agrees to provide vacancy payments up to 60 days after a unit becomes vacant, in an amount not to exceed the rent to the owner as provided by the HAP contract on the day the family vacated. [[Page 3610]]

The PHA may only make such payments for a vacant unit if:

- 1. The vacancy was not the owner's fault, and**

2. The PHA and owner take action to minimize the likelihood and length of any vacancy.

Reduction Of Contract Units After Vacancy: Except for units for which an AHAP was executed before the effective date of this notice, the new law supersedes 24 CFR 983.152(b) and (c). Instead, the following provisions apply:

If no eligible family rents a vacant unit within 120 days (commencing on the first day of the month when the vacancy occurs), the HANH may terminate its commitment to make any additional housing assistance payments for the unit for the balance of the HAP contract term. The HANH may use the amounts so saved to provide other voucher assistance.

III. HUD GUIDANCE: CHANGES TO PBA AUTHORIZED BY SECTION 232

The important changes made by section 232 of the Appropriations Act to the project-based program include:

A. Existing Housing

Prior law granted a PHA authority to project-base a portion of its available tenant-based funding only for (1) newly constructed units; or (2) rehabilitated units. Section 232 provides that a PHA may also use tenant-based funding to attach assistance to existing units.

B. Percent Limit

Under prior law, the number of units that a PHA could project-base was capped at the number supported by 15 percent of the total funding available to the PHA under its consolidated Annual Contributions Contract (ACC) for tenant-based assistance. The new law raises this cap to 20 percent of the funding available, and consequently to 20 percent of the baseline number of units in the PHA's voucher program. A PHA may now utilize funding for project-basing up to this new percent limit.

C. PHA Plan and Deconcentration Goals

The new law integrates the project-based voucher option with the PHA Plan requirements. A PHA may enter into a housing assistance payments (HAP) contract to provide project-based voucher assistance only if the HAP contract is consistent with the PHA Plan (see 42 U.S.C. 1437c-1, implemented at 24 CFR part 903). Consistency with the PHA Plan means that there are circumstances indicating that project-basing of the units, rather than tenant-basing of the same amount of assistance, is an appropriate option. In addition, project-basing must be consistent with the statutory goals of "deconcentrating poverty and expanding housing and economic opportunities."

D. Partially Assisted Buildings

The new law places a new cap of 25 percent on the number of dwelling units in any one building that may have project-based voucher assistance. However, the following types of housing are exempt from this cap:

1. Project-based dwelling units in single family properties; and
2. Dwelling units specifically for elderly families, disabled families (as defined in 5 CFR 5.403(b)), or families receiving supportive services.

E. Family Choice To Move With Continued Assistance

The family choice requirement has two components, a "mobility" component and a "continued assistance" component.

1. Mobility: The HAP contract must provide that a family may move out of a project-based unit after 12 months.

2. Continued assistance: If a family moves out of its project-based unit at any time after the first year of assisted occupancy, the PHA must offer the family available tenant-based rental assistance, either under the voucher program or under another comparable form of tenant-based assistance as will be defined in HUD regulations. Such alternative tenant-based assistance must be comparable to assistance under the voucher program in terms of income, assistance, rent contribution, affordability and other requirements.

F. Contract Term

HUD's present regulations only permit a PHA to provide project-based assistance within funding currently available under the ACC. Since voucher funding has recently been provided in one-year increments, PHAs have been permitted to enter into HAP contracts for the same period. Section 232 provides that the HAP contract between the PHA and the owner may be for a term of up to 10 years, although payments under that contract are subject to the future availability of appropriations and future availability of funding under the ACC.

G. Extension of Contract Term

Section 232 revised the former statutory provision on extension of the HAP contract term (former 42 U.S.C. 1437f(o)(13)(B)). The new law provides that the PHA may contract with the owner of a project-based unit to extend the term of the HAP contract for such period as the PHA determines appropriate to achieve long-term affordability of the housing or to expand housing opportunities. All HAP contract extensions, however, must be contingent upon the future availability of appropriated funds.

H. Maximum Initial Gross Rent, Rent To Owner And Rent Adjustments

The new law provides that the HAP contract shall establish gross rents that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount (for the PHA's tenant-based voucher program) that exceeds 110 percent of the published FMR) for the area where the project is located. In addition, if a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" under that law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

The new law provides that a HAP contract between the PHA and an owner must provide for adjustments of rent to owner during the contract term, and the adjusted rents must be reasonable in comparison with rents charged for comparable units in the private, unassisted local market.

The statutory maximum rent limits apply both to the establishment of the initial rent to owner (as defined in 24 CFR 982.4) at [[Page 3607]] the beginning of the HAP contract term, and to adjustments of rent to owner during the HAP contract term.

Within the limitations mentioned above, the initial gross rent to owner may differ from payment standard amounts for the PHA's tenant-based voucher program. However, just as in the regular tenant-based program, and in the project-based program under prior law, the initial and

adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A), 24 CFR 982.507, and the “reasonable rent” element of SEMAP, 24 CFR 985.3(b)).

I. Tenant Selection

Section 232 revises and substantially codifies the tenant selection process for project-based voucher units. The new law states that the PHAs may place applicants referred by owners on the PHA’s waiting list in accordance with the PHA’s local waiting list policies and selection preferences.

As under the current program regulations, a PHA may not penalize applicants who reject an offer of a project-based unit or who are rejected by the owner of the housing. The PHA must maintain such applicant in the same position on the tenant-based assistance list as if an offer had not been made. In accordance with existing admission requirements, PHAs may establish selection preferences for project-based units that are consistent with the selection preferences in the PHA Plan.

As under the current program regulations, the PHA may elect to establish a separate waiting list for project-based voucher assistance, or to use a single common list for admission to the PHA’s tenant-based and project-based assistance programs. If the PHA chooses to maintain a separate waiting list for project-based units, all PHA tenant-based assistance waiting list families who want project-based units must be permitted to place their names on the separate list.

The new law provides that admission to the project-based voucher program is subject to the same statutory income targeting requirement as the tenant-based program (42 U.S.C. 1437n(b)), instead of the individual project income targeting requirement that applies to other Section 8 project-based assistance (42 U.S.C. 1437n©(3)). The income targeting requirement provides, in general, that in any PHA fiscal year, at least 75% of the families admitted to a PHA’s voucher program (which would include project-based voucher assistance) must be families whose annual income does not exceed 30 percent of median income for the area, as determined by HUD (see HUD definition of “extremely low income families” at 24 CFR 5.603).

J. Unit Inspection And Housing Quality Standards

Units assisted with tenant-based or project-based voucher assistance must meet or exceed housing quality standards (HQS) established by HUD (42 U.S.C. 1437f(o)(8)). Section 232 states that the same HUD-prescribed HQS standards apply to project-based voucher assistance as apply to tenant-based voucher assistance (42 U.S.C. 1437f(o)(13)(F)).

Before and during the term of assistance, units are inspected for compliance with the HQS. In general, the same statutory PHA inspection requirements apply to project-based voucher assistance as to the tenant-based voucher program (42 U.S.C. 1437f(o)(8) and 1437f(o)(13)(F)). As in the tenant-based voucher program, a PHA must inspect 100 percent of project-based voucher units before entering into the HAP contract, and may only enter into a HAP contract for units that fully comply with the HQS. There is, however, a change in the annual HQS inspection requirements for the project-based voucher program. In the tenant-based program—where each unit is assisted under a separate HAP contract for each individual assisted family—the PHA must inspect each assisted unit annually. The new law provides that

in the project-based voucher program, a PHA is not required to inspect each assisted unit in a project annually, thus allowing annual inspection of a representative sample of the project-based voucher units in a project.

K. Vacant Units

The new law permits a PHA, at its discretion, to continue providing assistance for a unit that becomes vacant (after commencement of assisted occupancy by a family) for up to a maximum of 60 days. Such payments may only be made if the vacancy is not the fault of the owner, and the owner takes “every reasonable action” to minimize the likelihood and extent of vacancies.

IV. HUD GUIDANCE: NEW STATUTORY PROVISIONS EFFECTIVE IMMEDIATELY

This section provides guidance regarding implementation of provisions on project-basing in Section 232 of the Appropriations Act that are immediately effective. Except where this section specifies otherwise, the present project-based regulations at 24 CFR part 983 continue to apply to newly constructed and substantially rehabilitated housing and now also apply to existing housing. Upon determination of good cause and subject to statutory limitations, HUD may waive any provision of the applicable project-based regulations in accordance with 5 CFR 5.110. Nothing in this addendum affects the rights of owners and participants under existing contracts in HUD’s Section 8 project-based certificate program.

In the event of changes required to this addendum because of future rulemaking concerning the project-based voucher program, the PHA will take all reasonable steps to comply with new rules without jeopardizing actions previously taken that are consistent with HUD’s Initial Guidance and Section 232.

Authorization To Provide Project-Based Vouchers For Existing Housing: Consistent with the project-based statute before amendment by Section 232, present regulations at 24 CFR part 983 only authorize project-based voucher assistance for newly constructed or rehabilitated units. Section 232 now also authorizes project-based assistance for existing housing. In accordance with the new law, a PHA may now enter HAP contracts that attach project-based voucher assistance to existing housing units that fully meet the housing choice voucher program HQS (see 24 CFR 982.401) but that would not have qualified for project-basing as newly constructed or rehabilitated units.

A housing unit will be considered an “existing unit” for purposes of the project-based voucher program if, at the time of the PHA’s written notice of selection of the project for project-based assistance, the units require a maximum expenditure of less than \$1,000 per assisted unit (including the unit’s prorated share of any work to be accomplished on common areas or systems) to comply with the HQS.

A. Inapplicability of Certain Current Part 983 Regulations to New Commitments of Project Based Vouchers

1. 24 CFR 983.3 (c) and (d) of the present regulation, which are designed to assure that commitments of project-based assistance do not exceed amounts currently appropriated and available under the ACC, are inapplicable because the new law authorizes PHAs to enter into project-based HAP contracts for up to ten years, subject to the future availability of appropriations.

In addition, the maximum percentage limit for project-based assistance has been raised to twenty percent of the baseline number of units in the PHA's voucher program.

2. 24 CFR 983.4, HUD review of PHA plans to attach assistance to units, is inapplicable.
3. 24 CFR 983.9(a) implemented the prior statutory prohibition of project-based assistance for units to be [[Page 3608]] constructed or rehabilitated with U.S. Housing Act funds. This requirement is eliminated in the new law. Consequently section 983.9(a) is no longer applicable.
4. 24 CFR 983.151(b) and (c), on term and renewal of HAP contracts, have been modified as described in this notice. The maximum potential term is now 10 years, subject to the future availability of appropriations and future availability of funding under the PHA's ACC. The PHA will determine the initial HAP contract term. The new law allows PHAs to determine the appropriate period for an extension, whereas previously (within the constraints imposed by available funding under a current ACC), HUD decided whether and for what period to approve renewals of expiring HAP contracts.
5. 24 CFR 983.203(a)(6) is inapplicable, and 983.203(d)(3)'s declaration that a family that moves does not have any right to continued assistance is inapplicable.

B. Inapplicability Of Certain Current Regulations To Project-Based Assistance For Housing In Existing Structures

The provisions of the present regulation that restrict assistance to newly constructed or rehabilitated units (see 24 CFR 983.7(b)(1) and (2)) do not apply to project-based voucher assistance for housing in an existing structure in accordance with Section 232 and this notice. In addition, the following regulatory provisions of 24 CFR part 983 do not apply to project-based assistance for housing in an existing structure:

1. Site and neighborhood standards at Sec. 983.6;
2. Rehabilitation requirements at section 983.8;
3. Requirements for minimizing displacement because of rehabilitation in section 983.10(a); Subpart B—Owner Application Submission to Agreement, except 24 CFR 983.51, which is discussed further below; and
4. Subpart C—Agreement and New Construction or Rehabilitation Period, except the provisions of paragraphs 983.103(d) regarding notification of vacancies and 983.104© regarding inspection to meet HQS.

Unit Selection Policy, Advertising, And Owner Application Requirements For Existing Housing With Assistance Attached To 25 Percent Or Fewer Of The Units In A Building:

For existing housing developments in the project-based voucher program, which have assistance attached to no more than 25 percent of the development's units, the PHA must advertise the availability of the project-based assistance. Such advertisements must meet standards comparable to those in 24 CFR 983.51(b); otherwise, section 983.51 does not apply to these projects.

Specifically, the PHA must advertise in a newspaper of general circulation that the PHA will accept applications for assistance for existing housing projects. The advertisement must be published once a week for three consecutive weeks; specify an application deadline of at least 30 days after the date the advertisement is last published; specify the number of units the PHA estimates that it will be able to assist under the funding the PHA is making available for this purpose; and state that only applications submitted in response to the advertisement will be considered. The PHA advertisement must also state the PHA's selection policies. In all cases,

PHAs must maintain documentation of responses to advertisements or competitive proposals received in response to the PHA notice.

For Existing Housing Developments With More Than 25 Percent Project-Based Units (I.E., At This Time, For The Elderly And Special Populations Only, Since The Supportive Services Exception To The 25% Cap Is Not Implemented In This Notice), And For Newly Constructed Or Rehabilitated Units: The PHA must establish policies for public advertisement and competitive selection of units to be assisted with project-based voucher assistance. 24 CFR 983.51 is applicable.

C. 20 Percent Limit

Section 232 requires PHAs that participate in the project-based voucher program to comply with the statutory language that states that “[n]ot more than 20 percent of the funding available for tenant-based assistance under this section that is administered by the [public housing] agency may be attached to structures pursuant to this paragraph” [bracketed material added]. This language supersedes 24 CFR 983.3(b), and is effective immediately. Therefore, the total cumulative number of project-based units, including units previously placed under AHAP or HAP in the PHA’s project-based certificate program, may not exceed 20 percent of the baseline number of units in the PHA’s voucher program.

D. Consistency With PHA Plan

Until HUD issues further instructions, PHAs submitting PHA Plans that wish to use the project-based voucher program (as revised by Section 232) must include—as a required attachment to the PHA Plan template—a statement of the projected number of project-based units and general locations and how project basing would be consistent with their PHA Plans. If a PHA wishes to use the project-based voucher program before the anticipated approval date of the PHA's next PHA Plan, the PHA may do so by adding the information as an amendment to the PHA Plan and following the regulations and notices for such PHA Plan amendments.

As with all programs that are covered by the PHA Plan, the program must be carried out in conformity with the nondiscrimination requirements specified in the PHA Plan regulations, and must affirmatively further fair housing as required by the PHA Plan regulations.

E. Consistency With The Goals Of Deconcentrating Poverty And Expanding Housing And Economic Opportunities

Section 232 requires, in addition to consistency with the PHA Plan, that a contract for project-basing under the voucher program be consistent with the goals of deconcentrating poverty and expanding housing opportunities. Until HUD issues further instructions, HUD will implement the deconcentration of poverty requirements in Section 232 by requiring that all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception.

F. Partially Assisted Building Requirement

A PHA may not enter into an agreement or HAP contract or other binding commitment to provide project-based voucher assistance for more than 25 percent of the units in any one building, except for single-family dwellings and projects for elderly families and disabled families.

HUD is not implementing through this notice the exception for buildings for families receiving supportive services. HUD will address that exception through rulemaking, which will define “supportive services.” In accordance with existing program usage, single family dwellings refer to 1-4 family dwellings.

If the PHA had entered into an agreement for project-based units prior to the effective date of this notice, section 232 provides that such buildings may have the assistance extended or renewed, notwithstanding this section on partially assisted buildings, 42 U.S.C. 1437f(o)(13)(D), as amended by the Appropriations Act. [[Page 3609]]

G. Family Choice to Move With Continued Assistance

The new law provides that assisted families may move from the assisted building, and retain federal housing assistance. For the continued assistance option, Section 232, similar to existing 24 CFR 983.206(d)(2), requires for new HAP contracts that the owner permit the assisted tenants to move from the housing at any time after the family has occupied the dwelling unit with project-based voucher assistance for 12 months.

The law now provides that the PHA must provide the family with housing choice voucher assistance or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability and other requirements. HUD will set the standards as to what may qualify as comparable assistance by regulation, but, for new HAP contracts incorporating this requirement, the PHA must in the interim use voucher assistance available under the ACC to provide tenant-based assistance for the family. If no such assistance is available at the time the family moves, the PHA must give the family priority to receive the next available tenant-based voucher.

Vouchers under funding allocations targeted by HUD for special purposes (e.g., family unification, mainstream disabled) are not available for this purpose, since they are required to be used only for the targeted purpose.

H. HAP Contract Term

The new law provides that, for HAP contracts entered after the effective date of the law, a HAP contract between a PHA and an owner of housing under this program may have a duration of up to 10 years (as determined by the PHA), subject to the future availability of sufficient appropriated funds under the PHA's consolidated ACC with HUD.

Upon expiration of the HAP contract term, the new law provides that the PHA may agree with the project-based housing owner to extend the HAP contract for such period as the PHA determines appropriate to expand housing opportunities (as well as an extension to assure long-term affordability of the housing, as provided under prior law). All HAP contract extensions must be contingent upon the future availability of appropriated funds.

I. Rent Limits

The new law provides that the HAP contract shall establish gross rents (rent to owner plus the allowance for tenant-paid utilities) that do not exceed 110 percent of the established Fair Market Rent ("FMR"), or any HUD-approved "exception payment standard" (i.e., a payment standard amount that exceeds 110 percent of the published FMR) for the area where the housing is located.

If a unit has been allocated a low-income housing tax credit under the Internal Revenue Code of 1986 at 26 U.S.C. 42, but is not located in a "qualified census tract" as defined in the law, the rent to owner may be established at any level that does not exceed the rent charged for comparable units in the same building that receive the tax credit but do not have additional rental assistance.

Within the limitations mentioned above, the initial rent to the owner may differ from payment standard amounts in the payment standard schedule adopted for the PHA's tenant-based voucher program. However, just as in the regular tenant-based program and the project-based program under prior law, the initial and adjusted rent to owner must be reasonable in relation to rents charged in the private market for comparable unassisted units (see 42 U.S.C. 1437(f)(o)(10)(A)).

J. Rent Adjustments During The Term Of The HAP Contract

Section 232 provides that a housing assistance payments contract for project-based voucher assistance shall provide for rent adjustments and that the adjusted rent for any assisted unit shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted local market and may not exceed the maximum rent limits permitted under the statutory limitations summarized above. Determination of whether rent is reasonable in relation to comparable units shall be governed by 24 CFR 983.256.

The annual rent adjustment provisions at 983.254 and the special rent adjustment provisions at 983.255 shall only be applicable if the AHAP with the owner was executed before the effective date of this notice. These annual and special adjustment regulatory provisions do not apply to project-based assistance for existing housing pursuant to this notice, and do not apply if the Agreement for newly constructed or rehabilitated housing was executed on or after the effective date of this notice.

K. Family Share Of Rent And Housing Assistance Payment

The housing assistance payment is calculated in accordance with 24 CFR 983.260 as the gross rent minus the total tenant payment. The family share is calculated in accordance with 24 CFR 983.261 by subtracting the amount of the HAP from the gross rent.

L. Tenant Selection

The PHA selection system for project-based units must comply with the requirements specified below, which in most respects (except for the income targeting provision) are a codification of present regulatory and contractual requirements.

Income Targeting: The requirements of 42 U.S.C. 1437n(b) and 24 CFR 982.201(b)(2) govern the selection of eligible families for this program, and generally provide that not less than 75 percent of families admitted annually to the PHA's combined tenant-based and project-based voucher program shall be families whose incomes do not exceed 30 percent of the area median, as determined by HUD.

Applicants may only be selected from the PHA waiting list. A PHA may only maintain a separate project-based waiting list if all PHA tenant-based assistance applicants who seek project-based housing can be placed on this list upon request and without penalty to any other application for assisted housing they may have pending. Subject to its waiting list policies and selection preferences specified in the PHA administrative plan, the PHA may place a family referred by an owner of project-based voucher units on its waiting list.

If a PHA chooses to establish a separate waiting list for project-based assistance, the PHA must give all applicants currently on its waiting list for tenant-based assistance the opportunity to also have their names placed on the waiting list for project-based assistance in accordance with the PHA's established selection policies.

As in the current project-based program, the PHA must refer families to housing units from the waiting list according to its regular applicant selection policies. If an applicant does not rent a unit with project-based assistance, or the owner turns an applicant down for admission to a project-based unit, the applicant may not be removed from the PHA's tenant-based assistance waiting list for that reason but must maintain its position on the list as though no offer of housing had been made.

Vacant units: A HAP contract must be in a form prescribed by HUD. The PHA may enter into such a contract that agrees to provide vacancy payments up to 60 days after a unit becomes vacant, in an amount not to exceed the rent to the owner as provided by the HAP contract on the day the family vacated. [[Page 3610]]

The PHA may only make such payments for a vacant unit if:

1. The vacancy was not the owner's fault, and
2. The PHA and owner take action to minimize the likelihood and length of any vacancy.

Reduction Of Contract Units After Vacancy: Except for units for which an AHAP was executed before the effective date of this notice, the new law supersedes 24 CFR 983.152(b) and (c). Instead, the following provisions apply:

If no eligible family rents a vacant unit within 120 days (commencing on the first day of the month when the vacancy occurs), the PHA may terminate its commitment to make any additional housing assistance payments for the unit for the balance of the HAP contract term. The PHA may use the amounts so saved to provide other voucher assistance.

NOTE: The policy guidance and implementation directives of this notice remain in effect until the new project-based voucher changes in law have been fully implemented through a new regulation. HUD will endeavor to answer any questions PHAs may have that arise that are not anticipated in this notice. HUD will soon issue a new required tenancy addendum and HAP contract for the project-based voucher program as implemented by this notice.

V. SECTION 232 OF THE 2001 VA-HUD APPROPRIATIONS ACT

On October 27, 2000, the President signed into law the Fiscal Year 2001 Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act (Pub. Law 106-377, 114 Stat. 1441) ("Appropriations Act"). Section 232 of the Appropriations Act substantially revises the provisions of the U.S. Housing Act of 1937 that govern the authority of a PHA to designate a portion of its available tenant-based voucher funds for project-based assistance (see 42 U.S.C. 1473f(o)(13) (as amended by "Section 232" of the Appropriations Act). The Conference Report on the Appropriations Act stated that the statutory changes to the project-based voucher program are intended to make project-basing of voucher assistance more flexible.

The following is the Section 232 excerpt from the 2001 VA-HUD Appropriations Act:

SEC. 232.

(a) IN GENERAL- Paragraph (13) of section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) is amended to read as follows:

(13) PHA PROJECT-BASED ASSISTANCE-

(A) IN GENERAL- A public housing agency may use amounts provided under an annual contributions contract under this subsection to enter into a housing assistance payment contract with respect to an existing, newly constructed, or rehabilitated structure, that is attached to the structure, subject to the limitations and requirements of this paragraph.

(B) PERCENTAGE LIMITATION- Not more than 20 percent of the funding available for tenant-based assistance under this section that is administered by the agency may be attached to structures pursuant to this paragraph.

(C) CONSISTENCY WITH PHA PLAN AND OTHER GOALS- A public housing agency may approve a housing assistance payment contract pursuant to this paragraph only if the contract is consistent with--

(i) the public housing agency plan for the agency approved under section 5A; and

(ii) the goal of deconcentrating poverty and expanding housing and economic opportunities.

(D) INCOME MIXING REQUIREMENT-

(i) IN GENERAL- Not more than 25 percent of the dwelling units in any building may be assisted under a housing assistance payment contract for project-based assistance pursuant to this paragraph.

(ii) EXCEPTIONS- The limitation under clause (i) shall not apply in the case of assistance under a contract for housing consisting of single family properties or for dwelling units that are specifically made available for households comprised of elderly families, disabled families, and families receiving supportive services.

(E) RESIDENT CHOICE REQUIREMENT- A housing assistance payment contract pursuant to this paragraph shall provide as follows:

(i) MOBILITY- Each low-income family occupying a dwelling unit assisted under the contract may move from the housing at any time after the family has occupied the dwelling unit for 12 months.

(ii) CONTINUED ASSISTANCE- Upon such a move, the public housing agency shall provide the low-income family with tenant-based rental assistance under this section or such other tenant-based rental assistance that is subject to comparable income, assistance, rent contribution, affordability, and other requirements, as the Secretary shall provide by regulation. If such rental assistance is not immediately available to fulfill the requirement under the preceding sentence with respect to a low-income family, such requirement may be met by providing the family priority to receive the next voucher or other tenant-based rental assistance amounts that become available under the program used to fulfill such requirement.

(F) CONTRACT TERM- A housing assistance payment contract pursuant to this paragraph between a public housing agency and the owner of a structure may have a term of up to 10 years, subject to the availability of sufficient appropriated funds for the purpose of renewing expiring contracts for assistance payments, as provided in appropriations Acts and in the agency's annual contributions contract with the Secretary, and to annual compliance with the inspection requirements under paragraph (8), except that the agency shall not be required to make annual inspections of each assisted unit in the development. The contract may specify additional conditions for its continuation. If the units covered by the contract are owned by the agency, the term of the contract shall be agreed upon by the agency and the unit of general local government or other entity approved by the Secretary in the manner provided under paragraph (11).

(G) EXTENSION OF CONTRACT TERM- A public housing agency may enter into a contract with the owner of a structure assisted under a housing assistance payment contract pursuant to this paragraph to extend the term of the underlying housing assistance payment contract for such period as the agency determines to be appropriate to achieve long-term affordability of the housing or to expand housing opportunities. Such a contract shall provide that the extension of such term shall be contingent upon the future availability of appropriated funds for the purpose of renewing expiring contracts for assistance payments, as provided in appropriations Acts, and may obligate the owner to have such extensions of the underlying housing assistance payment contract accepted by the owner and the successors in interest of the owner.

(H) RENT CALCULATION- A housing assistance payment contract pursuant to this paragraph shall establish rents for each unit assisted in an amount that does not exceed 110 percent of the applicable fair market rental (or any exception payment standard approved by the Secretary pursuant to paragraph (1)(D)), except that if a contract covers a dwelling unit that has been allocated low-income housing tax credits pursuant to section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42) and is not located in a qualified census tract (as such term is defined in subsection (d) of such section 42), the rent for such unit may be established at any level that does not exceed the rent charged for comparable units in the building that also receive the low-income housing tax credit but do not have additional rental assistance. The rents established by housing assistance payment contracts pursuant to this paragraph may vary from the payment standards established by the public housing agency pursuant to paragraph (1)(B), but shall be subject to paragraph (10)(A).

(I) RENT ADJUSTMENTS- A housing assistance payments contract pursuant to this paragraph shall provide for rent adjustments, except that--

(i) the adjusted rent for any unit assisted shall be reasonable in comparison with rents charged for comparable dwelling units in the private, unassisted, local market and may not exceed the maximum rent permitted under subparagraph (H); and

(ii) the provisions of subsection (c)(2)(C) shall not apply.

(J) TENANT SELECTION- A public housing agency shall select families to receive project-based assistance pursuant to this paragraph from its waiting list for assistance under this subsection. Eligibility for such project-based assistance shall be subject to the provisions of section 16(b) that apply to tenant-based assistance. The agency may establish preferences or criteria for selection for a unit assisted under this paragraph that are consistent with the public housing agency plan for the agency approved under section 5A. Any family that rejects an offer of project-based assistance under this paragraph or that is rejected for admission to a structure by the owner or manager of a structure assisted under this paragraph shall retain its place on the waiting list as if the offer had not been made. The owner or manager of a structure assisted under this paragraph shall not admit any family to a dwelling unit assisted under a contract pursuant to this paragraph other than a family referred by the public housing agency from its waiting list. Subject to its waiting list policies and selection preferences, a public housing agency may place on its waiting list a family referred by the owner or manager of a structure and may maintain a separate waiting list for assistance under this paragraph, but only if all families on the agency's waiting list for assistance under this subsection are permitted to place their names on the separate list.

(K) VACATED UNITS- Notwithstanding paragraph (9), a housing assistance payment contract pursuant to this paragraph may provide as follows:

(i) PAYMENT FOR VACANT UNITS- That the public housing agency may, in its discretion, continue to provide assistance under the contract, for a reasonable period not exceeding 60 days, for a dwelling unit that becomes vacant, but only (I) if the vacancy was not the fault of the owner of the dwelling unit, and (II) the agency and the owner take every reasonable action to minimize the likelihood and extent of any such vacancy. Rental assistance may not be provided for a vacant unit after the expiration of such period.

(ii) REDUCTION OF CONTRACT- That, if despite reasonable efforts of the agency and the owner to fill a vacant unit, no eligible family has agreed to rent the unit within 120 days after the owner has notified the agency of the vacancy, the agency may reduce its housing assistance payments contract with the owner by the amount equivalent to the remaining months of subsidy attributable to the vacant unit. Amounts deobligated pursuant to such a contract provision shall be available to the agency to provide assistance under this subsection. Eligible applicants for assistance under this subsection may enforce provisions authorized by this subparagraph.

(b) APPLICABILITY- In the case of any dwelling unit that, upon the date of the enactment of this Act, is assisted under a housing assistance payment contract under section 8(o)(13) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) as in effect before such enactment, such assistance may be extended or renewed notwithstanding the requirements under subparagraphs (C), (D), and (E) of such section 8(o)(13), as amended by subsection (a).

**RESIDENT ADVISORY BOARD
AND THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

RESIDENT PARTICIPATION FUNDS AGREEMENT

Whereas, the Congress of the United States has made funds available to increase the capacity of resident organizations to participate in federal Public Housing; and

Whereas, the U.S. Department of Housing and Urban Development has published regulation (24 CFR 964.150), which defines how the funds are to be distributed and their use documented; and

Whereas, these funds are set at a maximum of \$25.00 per unit for units covered by a recognized resident organization (RO) or resident management corporation (RMC) but may be funded at substantially lower levels thus requiring a flexible method for use and access to these funds;

Therefore be it resolved, that the following mechanisms have been established and agreed to by the Resident Advisory Board (RAB) and the Housing Authority of the City of New Haven (HANH).

DISTRIBUTION OF FUNDS

HANH will hold all funds received for resident capacity building and will distribute these funds in accordance with proper requests made by the recognized resident entities including the RAB and development-based ROs and RMCs.

HUD regulations permit HANH to retain up to \$10.00 per unit to cover the costs of monitoring and the administration of RO and RMC elections. Costs include those for elections, arbitration and recalls as specified in the HUD regulations. HANH will retain any funds provided by HUD under the capacity building funds in excess of \$15.00 for this purpose. When HUD provides funding at or below \$15.00 per unit, that funding will be made available for use by the resident organizations in the manner described below and no funds will be taken for monitoring and administration of elections.

Funds will be distributed upon request regardless of the financial condition of the HANH to the extent that HUD makes these funds available. Funds will not be advanced prior to receipt of funds from HUD.

Half (50%) of all funds below the \$15.00 per unit amount will be held in a common “pot” or General Fund and will be made available by vote of the RAB for RAB related expenses such as training to increase organizational skills and capacity, technical

assistance on federal housing program and redevelopment issues, daycare for RAB members attending official RAB meetings and functions, and to defray transportation costs related to participation in RAB activities. The RAB can award funds to specific developments to supplement their funds for use on allowable activities. [Participation costs for Section 8 Program participants who are members of the RAB would be covered.]

The remaining 50% of the funds will be divided among each RO or RMC based on number of units associated with each entity. These funds may be used by each RO or RMC for activities and capacity building needs unique to their development. ROs and RMCs may request additional funds from the General Fund to supplement their allotment on a case-by-case basis. Individual ROs and RMCs are encouraged to combine resources for activities of mutual benefit and interest.

ADMINISTRATION OF FUNDS

Funds provided directly to each RO or RMC that are not used during the fiscal year in which they are received will revert to the General Fund. The General Fund will be an interest bearing Money Market Account and subject to HANH's investment policy.

HANH will hold all funds on behalf of the RAB and each RO and RMC. Funds will be issued upon proper written request from the RAB, RO or RMC.

HANH will provide an accounting on a quarterly basis of the funds used and the remaining resources to all RAB members. This includes the funds for each RO and RMC so that the pooling of funds for special programs can be facilitated.

DISPUTE RESOLUTION

If disputes regarding funding decisions between HANH and RAB cannot be resolved in a timely manner (at least 60 days from proper request of funds), any party directly involved may request that the matter shall be referred to the HUD Field Office.