

12/20/02

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Hartford

PHA Number: CT003

PHA Fiscal Year Beginning: 01/2003

Public Access to Information

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

- Main administrative office of the PHA – 475 Flatbush Avenue, Hartford, CT
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA – 475 Flatbush Avenue, Hartford, CT
- 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 (Plans only)
- Other (list below)

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

- Main business office of the PHA – 475 Flatbush Avenue, Hartford, CT
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
 [24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Hartford Housing Authority's Mission is to continue changing public housing in Hartford, Connecticut as we know it today by providing high quality affordable rental and homeownership opportunities while being a positive catalyst for family independence and diverse communities.

For more information regarding mission and activities visit
<http://www.hartnet.org/hha>

Housing Authority Low Income Public Housing / Developments/Programs			
CT001	152	Nelton Court	(Family)
CT002	186	Dutch Point	(Family)
CT003	127	Mary Shepard Place	(Family)
CT024	110	New Community (COT)	(Family)
CT026 27	100	New Stowe	(Family)
CT010,15,16 17	266	Scattered Sites	(Family)
CT006	50	Mary Mahoney Village	(Senior)
CT007	39	Kent Apartments	(Senior)
CT008	200	Smith Towers	(Senior)
CT011	193	Knox Apartments	(Senior)
Section 8 Vouchers	1,934		

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply, when available, for additional rental vouchers:
 - Reduce public housing vacancies:
 - Seek projects that can leverage private or other public funds to create additional housing opportunities:
 - See opportunities to acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Maintain "High Performing" status on PHAS scores
 - Improve voucher management: (SEMAP score)
 - Maintain high level of customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing as funds can be secured
 - Provide replacement vouchers as vouchers can be secured
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Continue to provide voucher mobility counseling:
 - Continue to conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Continue implementing public housing homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
- Per QHWRRA, implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Continue to implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) - 5 year goal
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

GOAL I

Build families in their quest for economic self-sufficiency, self – respect and homeownership.

OBJECTIVES:

1. HHA will mandate, as a condition of providing housing, that all public housing residents access TEC [Twenty / 20 Education Community] services that support economic opportunity and quality of life, by December 31, 2003
2. The HHA's Family Reunification program shall be expanded to reunite 250 fathers with their families by December 31, 2004.
3. The HHA's A / B Club will expand to a maximum membership of 250 youth by December 31, 2003
4. HHA will collaborate with the State Department of Social Services and other partners to expand its Family Investment Center to include space for additional DSS offices accessible to all of its housing developments, in order to enhance welfare to work related services to our residents, by July 1, 2004
5. HHA will apply to at least two appropriate foundations for grant funds within the next two years. These funds will allow us to expand our Resident Initiatives programs.
6. The HHA's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 75% of the time by March 31, 2004
7. HHA shall assist 100 families voluntarily move from assisted to unassisted housing by December 31, 2003.
8. Through the TEC Community Program, HHA shall ensure that all of its school age children are encouraged and rewarded for doing well in school.

GOAL II

Rebuild each community to achieve high quality of life expectations through lower densities and modern housing quality standards.

Objectives:

1. HHA will apply for demolition funds through HOPE VI to deconstruct 263 units at Stowe Village by December 31, 2002
2. HHA shall assist 200 families move from renting to homeownership by 12/31/04.
3. Depending on funding, HHA shall build or acquire 171 units (including but not limited to 20 units on Norwich Street and 2 units on Earle Street) to be used either as homeownership, lease with the option to own, or rental by December 31, 2004. These units shall be low maintenance and utilize the most recent technology for energy conservation and cost effectiveness.
4. HHA shall locate at least two partners, non-profit or for-profit, locally or nationally based. These partners will work with us on the acquisition, improvement and / or development of additional housing opportunities for public housing income eligible families in a mixed financing mode.
5. HHA will work cooperatively with the City of Hartford and the U.S. Department of Labor to locate a Job Corps Center in the ABC Section of Charter Oak Terrace.

6. HHA, in year 2 or later of this plan, will explore the possibility of converting all or part of one of it's Senior Developments to accommodate 1BR demand as evidenced by the Wait List.

Annual PHA Plan
PHA Fiscal Year 2003

[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

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.

The Hartford Housing Authority has a well - deserved reputation as an innovative Public Housing Authority. In accordance with earlier plans, the Authority has reinvented over 85% of its family units in the last five years and has challenged tenants through programs that advance them and public housing communities into the 21st. Century.

There are only a few changes to last year's edition of the Hartford Housing Authority Agency Plan. The major changes include "opting" to start a limited Section 8 Homeownership Program as well as to declare the Authority's intention to begin converting some of its Housing choice Vouchers to Project Based Vouchers. There are other minor changes to the Agency Plan and to the tandem attachments (ACOP and Sec. 8 Admin Plan) that are more housekeeping in nature.

One other major change is the demise of the Drug Elimination Program. Through this Agency Planning Process, tenants are being notified that the various public safety and human service programs will be eliminated because of the termination of funding by Congress.

The Authority is also hereby alerting residents that their HQS inspections can be performed not only by Housing Authority staff but by professional contract inspectors hired by the Authority.

Finally, the authority is well on its way toward making the Authority and its activities more "business-like", incorporating the best parts of private management of properties. This entrepreneurial approach can also be seen in the formation of the Hartford Community Construction Company, a For-Profit Subsidiary as well as the planned formation of a Not-for-Profit Corporation that will support the work of the Authority.

iii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Continued

The Hartford Housing Authority considers the annual and five year planning process under QHWRA as a continuation of an on-going and successful effort to identify needs in the community and to respond effectively to those needs. The Authority has worked closely with the City of Hartford and its several departments in designing previous plans and actually garnering the resources to implement those plans. The Authority will continue to work closely with the City and well over 100 partners to refine these plans and to implement the plans as they are approved.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan

Executive Summary

Table of Contents

1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
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 6. Grievance Procedures
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 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pet Policy
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information
- Community Service Summary**
Pet Policy Summary
Statement of progress in meeting mission and goals outlined in its current 5 Year Plan

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (CT003a02.doc)
- FY 2003 Capital Fund Annual Statement - (CT003b02.xls)
- Most recent board-approved operating budget (*Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY*)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund 5 Year Action Plan -(CT003c02.xls)
- Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not *included in PHA Plan text*)

Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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
X	Fair Housing Documentation: Records reflecting that the PHA together with the City of Hartford 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 - see: Statement of Financial Resources – Item # 2)	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 Attached
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Sec 8 Administrative plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Sec 8 Administrative Plan	Annual Plan: Informal reviews, formal hearings
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement for the active grant year	Annual Plan: Capital Needs
N / A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N / A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Under discussion	Any cooperative agreement between the PHA and the TANF agency + description of cooperative programs	
N / A	FSS Action Plan/s for public housing and/or Section 8	
X	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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N / A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Pet Policy	ACOP
X	Community Service	ACOP
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	17,111	NA	NA	NA	NA	4	City
Income >30% but <=50% of AMI	8,661	NA	NA	NA	NA	4	City
Income >50% but <80% of AMI	7,092	NA	NA	NA	NA	4	City
Elderly	6,151	NA	NA	NA	NA	NA	NA
Families Individuals with Disabilities**	8,460**	NA	NA	NA	NA	NA	NA
White/Not Hispanic	21,677	NA	NA	NA	NA	NA	NA
Black / Not Hispanic	49,412	NA	NA	NA	NA	NA	NA
Hispanic	49,260	NA	NA	NA	NA	NA	NA
Other, Not Hispanic	?	NA	NA	NA	NA	NA	NA

NA = Not available Data: Planning Department, City of Hartford 8/99

CHAS Table 1 C All Households – Jurisdiction, Hartford, City, CT

** (Non-institutionalized persons 16 – 64 years old with a mobility or other limitation)

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
Indicate year: 1995 + Updates
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study: *HHA Wait list / CHAS Table 1 C*
1990 Census Total Population 121,578
Indicate year: 2000

Other sources: (list and indicate year of information) *Income estimates are based upon 1998 updated demographic data compared against the 1999 HOME Program Income Limits for a household size of 4*

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

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

Housing Needs of Families on the Waiting List – PUBLIC HOUSING			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance [Sec 8 WL closed]		
<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	1,109		35%
Extremely low income <=30% AMI	1,008	90.90	
Very low income (>30% but <=50% AMI)	89	8.03	
Low income (>50% but <80% AMI)	12	1.09	
Families with children	603	54.38	
Elderly families	42	3.79	
Families with Disabilities	156	14.07	
Race/ethnicity W	24	2.17	
Race/ethnicity B	447	40.31	
Race/ethnicity His	637	57.44	
Race/ethnicity Other	1	.09	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	506	45.63	
2 BR	364	32.83	
3 BR	151	13.62	
4 BR	88	7.94	
5 BR	0	0	
5+ BR	0	0	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes(except 2BR & ELDERLY)</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 42</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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 (e.g. Senior, 2BR see above)</p>			

Housing Needs of Families on the Waiting List – SECTION 8 - 2002

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	795		45%
Extremely low income <=30% AMI	604	76	
Very low income (>30% but <=50% AMI)	187	23.5	
Low income (>50% but <80% AMI)	4	.5	
Families with children	652	82	
Elderly families	32	4	
Families with Disabilities	159	20	
1BR Non Eld or Dis	96	12	
Race/ethnicity W	24	3	
Race/ethnicity B	302	38	
Race/ethnicity His	414	52	
Race/ethnicity Other	55	7	
Characteristics by Bedroom Size ()			
1BR	143	18	
2 BR	326	41	
3 BR	278	35	
4 BR	40	5	
5 BR	7	1	
5+ BR	1	.05	

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

If yes:

How long has it been closed (# of months)? 26

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of safe, decent & 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 – *as compared to 1998 PHMAP performance measures*
- 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 *where possible*
- Pursue housing resources other than public housing or Section 8 tenant-based assistance *where possible*
- Other: (list below)

As provided by directive Number FR 4633-N-01, project-base up to 25% of the Authority's Section 8 Vouchers for newly constructed units or rehabilitated units or existing units.

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) *Elderly developments under management by HHA are experiencing vacancies. Cooperative programs utilizing existing resources from the City of Hartford and partnering agencies will be developed to enhance marketability.*

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
- Continue to carry out and complete* 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)

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

- Continue to counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Continue to 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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$6,000,000 (est)	
b) Public Housing Capital Fund	\$2,683,549	
c) HOPE VI Revitalization.	\$25,000,000 est	This is an ESTIMATE of what might be received if HHA applies for and is successful in it's 2002 HOPE VI applications – Including: Dutch Point Revitalization and Nelton Court Demolition
d) HOPE VI Demolition	Included in above	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$11,315,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$250,000	
h) Community Development Block Grant	0	
i) HOME		
Other Federal Grants (list below)		
Hope I		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2001 Capital Fund	2,952,000	LIPH Capital improv
FY 2002 Capital Fund	2,683,545	LIPH Capital improv
3. Public Housing Dwelling Rental Inc.		
Rental Income	\$3,000,000 (est)	LIPH Operations
4. Other income (list below)		
5 (h) Homeownership proceeds	\$200,000	LIPH Supportive Serv.
4. Non-federal sources (list below)		
Interest on Investments	\$100,000	LIPH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$54,184,094 (est)	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (varies – approx. 25)
- When families are within a certain time of being offered a unit: (state time)
- 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
- Housekeeping
- Other (describe) (Credit checks and past-due balances to PHAs)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Disabled and Elderly families may be sent applications by mail.

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 Not Applicable**

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

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies
 - * Overhoused * (Vacancy rate >3%: Can transfer but at ratio 1 trans : 3 new admit)

- (Vacancy <3%: Can transfer at ratio 1:1)
- * Underhoused *(Vacancy rate >3%: Can transfer but at ratio 1 trans :3 new admit)
(Vacancy <3%: Can transfer at ratio 1:1)
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) **To achieve DECONCENTRATION and INCOME MIX**

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)
Elderly / Disabled (Singles)
Families desiring TEC Community (Twenty/20 Education Communities)

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

1 Date and Time

Former Federal preferences:

- 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)
- 1 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)
- 1 Elderly / Disabled (Singles)
- 1 Families desiring TEC Communities (Twenty/20 Education Communities)

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: 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

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)]
Nelton Court	152	Falls below 30% area median income	See Attachment CT003a02
Dutch Point	186	Falls below 30% area median income	See Attachment CT003a02
Mary Shepard Place	127	Falls below 30% area median income	See Attachment CT003a02

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Current Address
 - Name & Address of family's current / prior landlord(s) if available

(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)
- Relocation of families from Obsolete Public Housing Units
- 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)
- A third party under contract to HHA will perform advertising, mailing and lottery functions

(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:

Up to 180 Days (and beyond) for reasonable accommodations, household emergency, natural disasters, hospitalization or sickness of a household member, extraordinary family size, or need for barrier free housing..

(4) Admissions Preferences

- a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

- Involuntary Displacement (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.

2 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)
Applications for Vouchers
Rental Assistance for Non-elderly persons with disabilities
Information packet given to relocation candidates

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

- Through published notices

- Other (list below)
Public Service Announcements
HHA Web Site

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 (\$0 if hardship can be proven)
 \$26-\$50

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

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

Long term / short term hardship determination can include temporary or permanent loss of income, death of a family member with wages, etc

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:

- A. **Flat Rent or “30% option” – family’s choice**
- B. Minimum rent (\$0.00 - \$25) will be assessed based on proven need or circumstances

FLAT RENTS:

- A. Developments Newly Constructed (TEC)+ New Stowe 90% 2002FMR
- B. Developments Recently Reconstructed (Mary Shepard) 70 % 2002 FMR
- C. All other LIPH Developments (Family & Senior) 60% 2002 FMR

TYPE		A	B	C
BRs	FMRs	90%	70%	60%
Efficiency /0	465	419	326	279
1	579	521	405	348
2	741	667	519	445
3	930	837	651	558
4	1128	1015	790	677

c. 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 (until next annual recertification)
- For increases in earned income (until next annual recertification)
- 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 (*In excess of 3% of the gross annual income*)
- 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: (if selected, specify threshold)_____
- Other (list below)

However, must recertify when change of family composition occurs due to marriage, death or at time of transfer.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - City of Hartford Assessor's Office
 - U.S. Department of HUD – Published FMRs

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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 (\$0.00 - \$25)
 \$26-\$50

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

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.

(select one)

- 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:

Under a Board of Commissioners which includes 1 Tenant, the Executive Director manages principal divisions including: Operations, Housing, Fiscal, Human Services and Modernization.

B. HUD Programs Under PHA Management

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	1,427	35%

Section 8 Vouchers	1,943	45%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Regional Opportunity Counseling (ROC)		
ROSS	600	35%
Elderly Services Coordinator (ROSS)	400	20%

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:
 - Admissions and Continued Occupancy Plan
 - Rules and Regulations
 - Maintenance Manual
 - Policy & Procedures Manual

- (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
 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 (**Capital Fund Program Annual Statement**) **CT003b01.doc**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert 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 (Optional Table for 5-Year Action Plan for Capital Fund (Component 7)) CT003c01.doc**

-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)

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

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

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

1. Development name: Stowe Village
2. Development (project) number: CT003 05
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:

Dutch Point / Nelton Court

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: Possibly Stowe Village, Dutch Point, Nelton Court and / or Economic Development initiatives at Charter Oak or Stowe Village

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:
Charter Oak Terrace Economic Development Park
Scattered Site Replacement Housing including but not limited to Stowe Village extension.

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:	Nelton / Dutch
1b. Development (project) number:	CT 003 01 / CT003 02
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"/> / Charter Oak Terrace ABC / Econ Dev./ Dutch Point / Nelton Court
4. Date application approved, submitted, or planned for submission:	(6/02/02)
5. Number of units affected:	
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: 30 days after application approval
 b. Projected end date of activity: 24 Months from the date that all HUD Approvals and permits are in place

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
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"/>
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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: COT ABC Section
1b. Development (project) number: CT003 04
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="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)

- Units addressed in a pending or approved demolition application (date submitted or approved: 09/30/95)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject, to the Required Initial Assessments? **9**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)" **4**
- c. How many Assessments were conducted for the PHA's covered developments? **9**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the required initial Assessments, describe the status of these assessments:

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	New Community (formerly Charter Oak Terrace)
1b. Development (project) number:	CT003024
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	

May, 1998
5. Number of units affected: 131
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: STOWE VILLAGE
1b. Development (project) number: CT003026 / 027
2. Federal Program authority:
<input type="checkbox"/> HOPE I
<input checked="" type="checkbox"/> 5(h)
<input type="checkbox"/> Turnkey III
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/> Submitted, pending approval
<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: March 4, 2002
5. Number of units affected: 100
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input checked="" 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 ? (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:

a. Size of Program

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

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

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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.

See summary description at the end of this document and in the Admissions and Continued Occupancy Policy which is also an attachment – CT003e01.doc

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

This matter is under discussion with CT Department of Social Services at this time

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)
Special DSS unit established in Stowe Village 1996 - 1999
Family Reunification Program
ROSS "Client Brokers"
ROSS "Fathers"

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ROSS “Client Brokers”	600	TANF or recent TANF families	PHA Main Office	Public Housing
ROSS “Fathers”	100	Fathers with children in public housing	PHA Main Office	Public Housing
Elderly Services Coordinator	400	Senior Communities	Senior Community Offices	Senior Communities

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 09/01/1999)
Public Housing	0 Note: All FSS participants have graduated or are no longer in the program	0
Section 8	0 Note: All FSS participants have graduated or are no longer in the program	0

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

See ACOP Section 13.12 and summary following

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.

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)

2. What information or data did the PHA used 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
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
Weed & Seed program reports / Meetings

3. Which developments are most affected? All Family Developments / Stowe Village, Mary Shepard Place/ Dutch Point / Nelton Court / New Community

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) ALL

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) ALL

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.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See ACOP Section 22.0 – And summary that follows

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing 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 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
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

Resident and Advisory Board and Greater Hartford Legal Assistance comments were received at the public hearing on September 23. The one item that drew attention was the proposed change by the Authority to collect security deposits in one installment vs two installments. It was mutually agreed that the Authority would continue allowing for security deposits to be paid in 2 installments.

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.) ***HHA has one Tenant Commissioner – Tenant Commissioners are appointed and confirmed by the City Manager and Court of Common Council***

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) Nominated by City Manager, Confirmed by Court of Common Council – Currently, there is one resident commissioner.

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) See process above

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) See process above

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 HARTFORD)
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 continued by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Homeownership
 - Revitalization of distressed public housing developments including density reduction
 - Public Safety in and around public housing developments

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - See "Public Housing" Pages 28 – 40 "Hartford at Work" Year Five Annual Action Plan – City of Hartford Consolidated Community Development Plan"

D. Other Information Required by HUD

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

SUMMARY – PET POLICY

The Hartford Housing Authority will allow for pet ownership in its developments with written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating, or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to the Hartford Hosing Authority harmless from any claims caused by action or inaction of the pet.

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other

than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

SUMMARY – COMMUNITY SERVICE POLICY

The **regulation** states that any adult family member, who is a resident of public housing and is not exempt, must:

- 1) Contribute 8 hours per month of community or
- 2) Participate in an economic self-sufficiency program for 8 hours per month or
- 3) Perform 8 hours per month of combined community service and self-sufficiency activities.

Exemptions are as follows: An adult who

- 1) Is 62 years or older
- 2) Is blind or disabled individual and who certifies that because of this disability she or he is unable to comply with the service provisions.
- 3) Is a primary caretaker of such individual
- 4) Is engaged in work activities
- 5) Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act., or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program or
- 6) Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

How HHA will Administer this requirement

PROCESS

At the first annual re-certification on or after January 1, 2001 and each annual re-certification thereafter, the Hartford Housing Authority's Housing Department will do the following:

- A. Identify all adult family members who are not exempt from the community service and self-sufficiency requirement.
- B. A "Notification Letter" will be sent to the Head-of-Household as well as all other adult members in the family informing them that they must fulfill the community service/self-sufficiency requirement effective upon the date of their first annual re-certification on or after January 1, 2001. This letter will inform them that they will hear from a HHA Human Services Employee and will provide them with the direct number for the Human Services Division, in the event that they wish to contact some one in advance of being contacted.

Attachments

- Admissions Policy for Deconcentration / Analysis CT003a02.doc
- FY 2003 Capital Fund Annual Statement CT003b02.xls
- Capital Fund 5 year Action Plan CT003c02.xls
- Resident Advisory Board Letter / List of Members/Governing Board CT003d02.doc
- Consolidated Plan Consistency Certification CT003e02.doc
- Progress report re: 5 year Plan Goals CT003f02.doc
- Voluntary Conversion CT003g02.doc
- Agency Plan CT003v01.doc

Certifications sent with printed copy to HUD field Office.

- I. HUD 50075 Certification of Compliance with the PHA Plans and Related Regulations / Board Resolution to Accompany the PHA Plan
- II. HUD 50070 Certification for a Drug -Free Workplace
- III. SF - LLL Disclosure of Lobbying Activities
- IV. SF - LLL-A Disclosure of Lobbying Activities
- V. HUD 2880 Applicant / Recipient Disclosure / Update Report
- VI. HUD 50071 - Certification of Payments to Influence Federal Transactions

Supporting Documents on display and available for Review

See Page 3 Above

HOUSING AUTHORITY OF THE CITY OF HARTFORD
DECONCENTRATION ITEMS

Included in this attachment:

1. New Questions from PIH Notice 2001-4
2. Deconcentration Policy
3. Deconcentration Analysis

NEW QUESTIONS PER PIH NOTICE 2001 – 4

3 (6) Deconcentration and Income Mixing

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

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)]
Nelton Court	152	Falls below 30% area median income	See analysis below
Dutch Point	186	Falls below 30% area median income	See analysis below
Mary Shepard Place	127	Falls below 30% area median income	See analysis below

DECONCENTRATION POLICY / DECONCENTRATION ANALYSIS

WHEREAS, An Action Notice (Federal Register/Volume 64, No. 32 / Thursday February 18, 1999 / Notices) was published on February 18, 1999 by the Office of the Assistant Secretary for Public and Indian Housing, HUD, regarding the Quality Housing and Work Responsibility Act of 1998, and

WHEREAS, That notice instructs that Section 513 amends Section 16 of the USHA to establish, among other things, public housing deconcentration requirements; and

WHEREAS, That same notice provides Action Guidance for the Public Housing Program; and

WHEREAS, The Action Guidance states "through this notice and consistent with the immediate effective date of this section of the USHA the U. S. Department of Housing and Urban Development (HUD), is requiring Public Housing Authorities (PHAs) to begin implementing this public housing deconcentration policy; and

WHEREAS, Public Housing Authorities must immediately develop this policy and have passed by the PHA's Board of Commissioners by June 18, 1999 indicating that the necessary changes will be made in the PHA's admission policy; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Hartford desires to be in compliance with said Action Guidance of HUD; NOW, THEREFORE, BE IT

RESOLVED, That the Housing Authority of the City of Hartford affirms the policy of deconcentration i.e., to deconcentration poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner-,

The Housing Authority of the City of Hartford will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments;

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement; and

WHEREAS, The above cited Action Notice states: "the admissions policy to promote deconcentration of poverty will also be a part of the PHA (5 Year) plan process from its inception (P 8200 FR / Vol. 64, No. 32 / Thursday February 18, 1999 / Notices)"; NOW, BE IT FURTHER

RESOLVED, That the Executive Director be directed to take reasonable and necessary steps to implement this deconcentration policy in concept on a temporary basis; and to insure that a permanent deconcentration policy be included, as appropriate, in the Housing Authority of the City of Hartford Five Year Comprehensive Plan which is due to be submitted to HUD by October 15, 1999.

June 17, 1999
Date

SIGNED
Charles W. Groce Jr. Chairman

DECONCENTRATION ANALYSIS - 2002

The Agency Plan process requires a deconcentration analysis. The purpose of the analysis is to determine whether the average income of a development falls within a band of 85% to 115% of the developments in the analysis. If the average income of a given development is higher than 115%, the Agency is required to put measures into effect to place lower income families in that development and vice versa. For this year's analysis, the Hartford Housing Authority's Established Income range is \$11,722 - \$8,664.

There are three developments that are currently subject to inclusion in such an analysis: They are: Nelton Court, Dutch Point, and Mary Shepard Place. Because the New Community has been designated under 5 (h) as a homeownership community where getting and keeping a job is a basic requirement, it is not part of this analysis.

It should be noted that HUD has published a proposed rule on August 15, 2001 that would, essentially, exempt Nelton, Dutch and Mary Shepard from this analysis going forward. Under the proposed rule, a development with an income level at or below 30 percent of area median income (defined as "extremely low income" in HUD's regulations) cannot be categorized as having average incomes "above" the Established Income Range. In other words, if families in a development have an average income below 30% of the Area Median Income, even if it is higher than it's peers, it makes no sense to force that development to drive its average down by taking even poorer families. At this writing, the final rule has not been published on this issue, but it has been a strong recommendation of industry groups to change the rule to exempt extremely low developments. All three developments show average incomes below the 20% AMI!

Family of three in Hartford Area	
	= 20% of AMI = up to \$13,320
Extremely Low	= 30% of AMI = up to \$ 17,500.
Very Low	= 50% of AMI = up to \$ 29,200
Low	= 80% of AMI = up to \$ 46,750

Development Name	Income Avg June 2000	Income Avg March 2001	Income Avg Sept. 2002	85% - 115%?
Nelton Court	\$ 9,152	\$ 9,752	8,775	Within 15% limit
Mary Shepard Pl	\$13,339	\$13,107	12,166	Just above 15% limit
Dutch Point	\$10,540	\$ 9,368	10,192	Within 15% limit

The only development of the three that falls outside the 15% band is Mary Shepard Place at 119%. HHA will report this information in the *Agency Plan - 2003* and will await HUD's final rule on the matter.

<i>New Community</i>	/ \$20,288	/ \$ 24,112	/ 28,376	/ Homeownership
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Annual Statement/Performance and Evaluation Report

REVISION #2

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00305100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision # 2)

Performance and Evaluation Report for Period Ending: **September 30, 2002** 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	\$269,090.00	\$269,090.00	\$269,090.00	\$251,670.60
3	1408 Management Improvements	370,000.00	340,000.00	340,000.00	116,926.30
4	1410 Administration	469,000.00	469,000.00	469,000.00	146,792.37
5	1411 Audit	10,000.00	10,000.00	10,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	205,104.00	205,104.00	205,104.00	168,580.65
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	913,688.00	913,688.00	0.00
10	1460 Dwelling Structures	927,542.00	1,100,000.00	1,100,000.00	873,499.84
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	900,000.00	900,000.00	0.00
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	2,440,170.00	484,024.00	484,024.00	84,024.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,690,906.00	\$4,690,906.00	\$4,690,906.00	\$1,641,493.76
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 (For the Period Ending September 30, 2001) (Drawdowns 4,5,6&7)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Hartford Housing Authority		Grant Type and Number			Federal FY of Grant: 2000			
		Capital Fund Program Grant No: CT26P0035100						
		Replacement Housing Factor Grant No:						
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	
CT 3-5 Stowe Vill.	Modernization Funds to develop new units	1499		\$2,440,170.00	\$1,440,170.00	\$0.00	\$0.00	
CT 3-10 Adams Street	Replace Kitchen Cabinets	1460		10,510.00	10,510.00	0.00	0.00	
CT 3-15 Scattered Site I	Replace Kitchen Cabinets	1460		464,780.00	464,780.00	0.00	0.00	
CT 3-16 Scattered Site II	Replace Kitchen Cabinets	1460		302,470.00	302,470.00	1,115.97	1,115.97	dd#7
CT 3-17 Scattered Site III	Replace Kitchen Cabinets	1460		149,782.00	149,782.00	602.75	602.75	dd#6
PHA Wide	Masonry Repairs	1460		0.00	1,000,000.00	0.00	0.00	
PHA Wide	Operations Needs	1406		269,090.00	168,000.00	168,000.00	168,000.00	dd#1,
PHA Wide	Hartford Tenants Rights Fed.	1406		0.00	101,090.00	49,334.00	49,334.00	dd#5,7
PHA Wide	Management Improvements							
"	Technical assistance for HUD NOFAs and Grants	1408		90,000.00	90,000.00			
"	Computer System/Software & Trng.	1408		170,000.00	170,000.00	14,833.50	5,276.00	dd#2,4,7
"	Mod. Construction Software, Computers and Printers	1408		40,000.00	40,000.00	19,087.00	19,087.00	dd#5
"	Authority Staff Training	1408		40,000.00	40,000.00	0.00	10,007.50	dd#6
"	Lead-based Paint Insurance	1408		30,000.00	30,000.00	0.00	0.00	
PHA Wide	Administrative Salaries and F. Benefits	1410		469,000.00	469,000.00	469,000.00	0.00	
PHA Wide	Audit Services	1411		10,000.00	10,000.00	10,000.00	0.00	
PHA Wide	Architect and Engineering Fees & Costs	1430		205,104.00	205,104.00		1,405.13	dd#3
Totals				\$4,690,906.00	\$4,690,906.00	\$731,973.22	\$254,828.35	

\$1,405.13

Costs actually belong to Rep. Hsg. Grant 2000; EXCESSIVE DRAWDOWN

Annual Statement/Performance and Evaluation Report (For the Period Ending September 30, 2002) (Through Drawdown #27)

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Page 2

PHA Name: Hartford Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P0035100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
		1408					5,970.00	
		1408					6,824.30	
"	Authority Staff Training	1408		40,000.00	40,000.00	40,000.00	10,007.50	
"	Lead-based Paint Insurance	1408		30,000.00	0.00	0.00	0.00	
PHA Wide	Administrative Salaries and F. Benefits	1410		469,000.00	469,000.00	469,000.00	146,792.37	
PHA Wide	Audit Services	1411		10,000.00	10,000.00	10,000.00	0.00	
PHA Wide	Architect and Engineering Fees & Costs	1430		205,104.00	205,104.00	673.50	673.50	
						33,900.00	33,900.00	
						\$87,500.00	84,300.00	
						\$30,000.00	3,217.15	
						\$53,030.50	46,490.00	
	Totals			\$4,690,906.00	\$4,690,906.00	\$4,690,906.00	\$1,641,493.76	

Annual Statement/Performance and Evaluation Report

REVISION #1

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350101 Replacement Housing Factor Grant No:	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: **September 30, 2002** 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	\$40,000.00	\$40,000.00	\$2,415.81	\$0.00
3	1408 Management Improvements	75,000.00	75,000.00	24,451.21	24,043.75
4	1410 Administration	385,327.00	385,327.00	385,327.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	105,104.00	105,104.00	2,784.55	2,784.55
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,942,932.00	1,779,874.00	1,403,796.00	53,899.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	163,058.00	163,058.00	0.00
13	1475 Nondwelling Equipment	50,000.00	50,000.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,254,912.00	1,254,912.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,853,275.00	\$3,853,275.00	\$1,981,832.57	\$80,728.10
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 (for the Period Ending September 30, 2001)

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Hartford Housing Authority		Grant Type and Number			Federal FY of Grant: 2001			
		Capital Fund Program Grant No: CT26P00350101						
		Replacement Housing Factor Grant No:						
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	
CT 3-1	Develop new units in conjunction	1460		\$1,817,932.00	\$912,422.00	\$0.00	\$0.00	
Nelton Court	with HOPE VI funds							
CT 3-2	Develop new units in conjunction	1498		1,254,912.00	1,254,912.00	0.00	0.00	
Dutch Point	with HOPE VI funds							
CT 3-10	Replace boilers/bathroom tubs/vanities	1460		0.00	30,510.00			
Adams Street								
CT 3-15	Replace boilers/bathroom tubs/vanities	1460		25,000.00	300,000.00	0.00	0.00	
Scatt. S. I								
CT 3-16	Replace boilers/bathroom tubs/vanities	1460		100,000.00	500,000.00	0.00	0.00	
Scatt. S. II								
CT 3-17	Replace boilers/bathroom tubs/vanities	1460			200,000.00			
Scatt. S. III								
PHA Wide	Operations Needs	1406		40,000.00	40,000.00	0.00	0.00	
PHA Wide	Management Improvements	1408						
PHA Wide	Technical Assistance for HUD	1408		40,000.00	40,000.00	0.00	0.00	
	NOFAs And Grants							
PHA Wide	Computer System/Software & Training	1408		23,000.00	23,000.00	0.00	0.00	
"	Modernization Construction Software	1408		12,000.00	12,000.00	0.00	0.00	
	and Computers and Printers							
PHA Wide	Funds for Modernization and Admin.	1410		385,327.00	385,327.00	385,327.00	0.00	
	Salaries and Benefits							
PHA Wide	Purchase new stoves and refrigerators	1475		50,000.00	50,000.00	0.00	0.00	
PHA Wide	Architect & Engineering Fees	1430		105,104.00	105,104.00	0.00	0.00	
Totals				\$3,853,275.00	\$3,853,275.00	\$385,327.00	\$0.00	

Annual Statement/Performance and Evaluation Report (for the Period Ending SEPTEMBER 30, 2002) (Through Drawdowns #8)

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Page 1

PHA Name: Hartford Housing Authority		Grant Type and Number			Federal FY of Grant: 2001			
		Capital Fund Program Grant No: CT26P00350101						
		Replacement Housing Factor Grant No:						
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	
CT 3-1 Nelton Court	Develop new units in conjunction with HOPE VI funds	1460		\$1,817,932.00	\$912,422.00	500,421.36	18,865.00	
CT 3-2 Dutch Point	Develop new units in conjunction with HOPE VI funds	1498		1,254,912.00	1,254,912.00	0.00		
CT 3-8 Smith Towers	Install Access Touch Pad to Building Lobby.	1460		0.00	22,000.00	22,000.00		
CT 3-10 Adams Street	Replace boilers/hot water systems	1460		0.00	41,292.00	41,292.00	35,034.80	
CT 3-15 Scatt. S. I	Replace boilers/hot water systems	1460		25,000.00	236,941.60	236,941.60		
CT 3-16 Scatt. S. II	Bathroom tubs/vanities	1460		100,000.00	389,218.00	389,218.00		
CT 3-17 Scatt. S. III	Bathroom tubs/vanities	1460		0.00	178,000.00	178,000.00		
PHA Wide	Operations Needs	1406		40,000.00	37,584.19	37,584.19		
	File Room Alterations (Main Office)	1406		0.00	2,415.81	2,415.81		
PHA Wide	Management Improvements	1408						
PHA Wide	Technical Assistance for HUD NOFAs And Grants	1408		40,000.00	40,000.00	0.00		
	RFP for Stowe V. Economic Development	1408		0				
PHA Wide	Computer Svstem/Software & Training	1408		23,000.00	28,000.00	28,000.00	22,400.00	
						1,356.25	1,356.25	
"	Modernization Construction Software and Computers and Printers	1408		12,000.00	6,205.00	0.00	287.50	
					795.00	795.00	0.00	
PHA Wide	Funds for Modernization and Admin. Salaries and Benefits	1410		385,327.00	385,327.00	385,327.00	0.00	
PHA Wide	Administration Building	1470		0.00	163,058.40	163,058.40	0.00	
PHA Wide	Purchase new stoves and refrigerators	1475		50,000.00	50,000.00	0.00	0.00	
PHA Wide	Architect & Engineering Fees	1430		105,104.00	105,104.00	1,023.00	1,023.00	
						478.25	478.25	
						1,283.30	1,283.30	
	Totals			\$3,853,275.00	\$3,853,275.00	\$1,987,432.61	\$80,728.10	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **September 30, 2002** 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	\$55,000.00	\$55,000.00	\$23,000.00	
3	1408 Management Improvements	75,000.00	75,000.00	32,000.00	
4	1410 Administration	269,355.00	269,355.00	269,355.00	
5	1411 Audit	10,000.00	10,000.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	205,104.00	205,104.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	100,000.00	100,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000.00	50,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,929,090.00	1,929,090.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,693,549.00	\$2,693,549.00	\$324,355.00	\$0.00
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				

Annual Statement/Performance and Evaluation Report (for the Period Ending September 30, 2002)

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Hartford Housing Authority		Grant Type and Number			Federal FY of Grant: 2002			
		Capital Fund Program Grant No: CT26P00350102						
		Replacement Housing Factor Grant No:						
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	
CT 3-1	Develop new units in conjunction	1499		\$1,929,090.00	\$1,929,090.00			
Nelton Court	with HOPE VI funds							
CT 3-7	Carpeting for Common Areas	1460		25,000.00	25,000.00			
Kent								
CT 3-11	Carpeting for Common Areas	1460		75,000.00	75,000.00			
Betty Knox								
PHA Wide	Operations Needs	1406		55,000.00	55,000.00	23,000.00		
PHA Wide	Management Improvements	1408						
CT3-3	Fencing				4,142.50	4,142.50		
PHA Wide	Technical Assistance for HUD	1408		40,000.00	35,857.50	27,857.50		
	NOFAs And Grants							
PHA Wide	Computer System/Software & Training	1408		23,000.00	23,000.00			
"	Modernization Construction Software	1408		12,000.00	12,000.00			
	and Computers and Printers							
PHA Wide	Funds for Modernization and Admin.	1410		269,355.00	269,355.00	269,355.00		
	Salaries and Benefits							
	Audit	1411		10,000.00	10,000.00			
PHA Wide	Purchase new stoves and refrigerators	1475		50,000.00	50,000.00			
PHA Wide	Architect & Engineering Fees	1430		205,104.00	205,104.00			
Totals				\$2,693,549.00	\$2,693,549.00	\$324,355.00	\$0.00	

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Quantity	Estimated Cost		Revisions	Funds Obligated _2/	Funds Expended _2/
				Original	Revised			
PHA Wide	Family Self-Sufficiency Programs	1408	100% of all units	\$60,000	10,755	(49,245)	10,755.00	6,650.00
		1408		3,500.00				
		1408		605.00				
	Authority Staff Training	1408	100% of all units	40,000	46,962	6,962	23,286.36	23,286.36
		1408		195.00	195.00			
		1408		6,600.00	6,600.00			
		1408		6,204.00	6,204.00			
		1408		378.52	378.52			
		1408		10,298.00	10,298.00			
	Communication System and	1408	100% of all units	99,380	154,411	55,031	154,410.61	37,053.75
		1408		12,099.10				
		1408		1,518.75				
	Computer Software/Training	1408	all units					4,627.30
		1408		24,758.71				
		1408		36,344.00				
1408		38,009.00						
1408		11,330.77						
Continue and Refine Resident Training Program	1408	100% of all units	80,000	11,666	(68,334)	11,330.77	11,330.77	
	1408		335.11	335.11				
Family Investment Center	1408	100% of all units	30,000	0	(30,000)	0.00	0.00	
	1408							
Modernization Construction Software and Computers	1408	100% of all units	25,000	38,433	13,433	29,121.00	29,121.00	
	1408		9,312.00	9,312.00				
Subtotal				\$458,880	\$332,370	(\$126,510)	\$332,370.03	\$332,370.03
PHA Wide	Administrative/Modernization Staff Salaries and Benefits	1410	100% of all units	\$660,000	\$660,000		\$660,000.00	\$85,023.50
								190,063.14
								185,087.75
Subtotal				\$660,000	\$660,000	\$0	\$ 660,000.00	\$660,000.00
PHA Wide	Financial Consulting Services	1430	915 Units	\$100,000	\$131,550	31,550	\$ 131,549.20	\$131,549.20
	Market Analysis - Citywide Consultation on D.P. Colony Architect and Engineering Fees	1430	915 Units	\$18,000	\$18,000		18,000.00	\$18,000.00
		1430		\$18,000	18,000		18,000.00	\$18,000.00
		1430		\$349,000	66,766	(282,234)	66,766.00	53,000.00
1430					4,655.00			
PHA Wide	CGP Consulting Fees	1430	915 Units	40,000	21,118	(18,882)	21,117.97	21,117.97
				1430	8,248	8,248	8,247.50	8,247.50
	Ads for #1430-02 RFP Advertisements	1430	915 Units	2,166	2,166		2,166.00	2,166.00
		1430		3,200	3,200		3,200.00	3,200.00
	Subtotal				\$525,000	\$269,047	(\$255,953)	\$ 269,046.67
CT3-4	Contingency	1502	100% of all units	\$56,898	\$0	(56,898)		
CT3-4	Site Improvements	1450	100% of all units		101	101	100.81	100.81
					176	176	176.00	176.00
				Subtotal				\$56,898
GRAND TOTALS				\$6,602,778	\$6,602,778	\$0	\$6,602,778	\$6,602,778.00

Signature of Executive Director and Date

John D. Wardlaw, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

U.S. Department of Housing
and Urban Development

12/26/02 10:09 AM BUDGET REV #2

Report for Period 7/01/02 - 9/30/02

expenditures through Drawdown # 75 (8/16/02)

HARTFORD HOUSING AUTHORITY 475 FLATBUSH AVENUE HARTFORD, CONNECTICUT	Comprehensive Grant Number + CT26-P003-70999	FFY of Grant Approval 1999 1
	Final Performance and Evaluation Report for Period Ended: 9/30/02 <input checked="" type="checkbox"/>	

Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
	Original	Revision # 1	Obligated	Expended
Total Non-CGP Funds	\$0	\$0	\$0.00	\$0.00
1406 Operations (May not exceed 10% of Line 19)	0	0	0.00	\$0.00
1408 Management Improvements _1/	308,880	325,587	325,587.03	\$325,587.03
1410 Administration _2/	660,000	660,000	660,000.00	\$660,000.00
1411 Audit	0	0		\$0.00
1415 Liquidated Damages	0	0		\$0.00
1430 Fees and Costs	535,089	467,693	467,692.45	\$467,692.45
1440 Site Acquisition	0	0	0.00	\$0.00
1450 Site Improvement	818,943	827,973	827,972.53	\$827,972.53
1460 Dwelling Structures	3,183,046	3,603,501	3,603,501.47	\$3,603,501.47
1465.1 Dwelling Equipment-Nonexpendable	0	0		\$0.00
1470 Nondwelling Structures	1,015,500	617,284	617,283.70	\$617,283.70
1475 Nondwelling Equipment	25,000	24,421	24,420.50	\$24,420.50
1485 Demolition	0	0		\$0.00
1490 Replacement Reserves	0	0		\$0.00
1495.1 Relocation Costs	56,320	76,320	76,320.32	\$76,320.32
1498 Mod used for Development	0	0	0.00	\$0.00
1502 Contingency (may not exceed 8% of line 19)	0	0	0.00	\$0.00
Amount of Annual Grant (Sum of lines 2-18)	\$6,602,778	\$6,602,778	6,602,778.00	\$6,602,778.00
Amount of line 19 Related to LBP Activities	0			
Amount of line 19 Related to Section 504 Compliance	0			
Amount of line 19 Related to Security	179,100			
Amount of line 19 Related to Energy Conservation Measures	242,500			

John D. Wardlaw, Executive Director Date:	Signature of Public Housing Director and Date:
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Annual Statement/Performance and Evaluation Report For The Period Ended SEPTEMBER 30, 2002

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number	Federal FY of Grant: 1999
	Capital Fund Program Grant No:	
	Replacement Housing Factor Grant No:	
	"FFY 1999 RHF" CT26R00350199	

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **September 30, 2002** 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	601,827.00	601,827.00	601,827.00	967.12
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	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$601,827.00	\$601,827.00	\$601,827.00	\$967.12
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 I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350100	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **September 30, 2002** 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	210,000.00	210,000.00	210,000.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	105,000.00	105,000.00	125,371.92	41,329.92
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	2,737,630.00	2,737,630.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,052,630.00	\$3,052,630.00	\$335,371.92	\$41,329.92
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 I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R0035101	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: **September 30, 2002** 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	400,000.00	400,000.00	400,000.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	280,000.00	280,000.00	0.00	0.00
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	3,386,305.00	3,386,305.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,066,305.00	\$4,066,305.00	\$400,000.00	\$0.00
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				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **September 30, 2002** 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	\$0.00	\$0.00		
3	1408 Management Improvements	0.00	0.00		
4	1410 Administration	400,000.00	400,000.00	50,000.00	
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	280,000.00	280,000.00		
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	4,166,383.00	4,166,383.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,846,383.00	\$4,846,383.00	\$50,000.00	\$0.00
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				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Hartford Housing Authority 475 Flatbush Ave. Hartford, CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$100,000.00			
3	1408 Management Improvements	166,000.00			
4	1410 Administration	268,355.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	204,194.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	200,000.00			
10	1460 Dwelling Structures	1,705,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,000.00			
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,683,549.00	\$0.00	\$0.00	\$0.00
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				

Annual Statement/Performance and Evaluation Report ()

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Hartford Housing Authority		Grant Type and Number			Federal FY of Grant: 2003			
		Capital Fund Program Grant No: CT26P00350103						
		Replacement Housing Factor Grant No:						
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	
CT 3-8	Masonry Repairs	1460		\$530,000.00				
Percival Smith Towers	Install new water storage tanks&valves	1460		275,000.00				
CT 3-15, 16 & 17	Site Improvements	1450		200,000.00				
Scattered Sites I, II & III	Install new Kitchens&Entry doors	1460		325,000.00				
	Masonry Repairs	1460		400,000.00				
	Install new Intercom Systems	1460		100,000.00				
CT 3-11	Install closet doors	1460		75,000.00				
Betty Knox Apts.								
PHA Wide	Operations Needs	1406		100,000.00				
PHA Wide	Management Improvements	1408						
PHA Wide	Technical Assistance for HUD NOFAs And Grants	1408		55,000.00				
PHA Wide	Computer System/Software & Training	1408		75,000.00				
"	Modernization Construction Software and Computers and Printers	1408		36,000.00				
PHA Wide	Funds for Modernization and Admin. Salaries and Benefits	1410		268,355.00				
PHA Wide	Purchase new stoves & refrigerators	1475		40,000.00				
PHA Wide	Architect & Engineering Fees	1430		204,194.00				
Totals				\$2,683,549.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u> 4 </u>			Activities for Year: <u> 5 </u>		
FFY Grant: 2006			FFY Grant: 2007		
PHA FY: 12/31/2006			PHA FY: 12/31/2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA WIDE	Develop new units	\$536,422	CT 3-3 Mary Shepard Place	Ext. doors/Flooring/Kitchens	\$1,230,000
CT 3-6 Mary Mahoney Vill.	Install roofs and gutters/rehab.bathrooms/int. doors	\$515,000	CT 3-6 Mary Mahoney Vill.		
CT 3-7 Kent Apartments	Hallway lighting/doors	\$95,000	CT 3-7 Kent Apartments		
CT 3-8 Smith Tower	Hallway lighting/interior doors	\$265,000	CT3-8 Smith Tower		
CT 3-11 Betty Knox Apts	Hallway lighting/rehab.Bathrooms	\$725,000	CT 3-11 Betty Knox Apts		
CT 3-10,3-15,3-16,3-17			CT 3-10,3-15,3-16,3-17		
Adam Street, Scattered			Adam Street, Scattered	Replace flooring/interior doors/windows	\$698,000
Sites I, II, III			Sites I, II, III		
PHA WIDE	Operation Needs	\$40,000	PHA WIDE	Operation Needs	\$20,000
PHA WIDE	Tech. Assis. On HUD NOFAs/Grants	\$40,000	PHA WIDE	Tech. Assis. On HUD NOFAs/Grants	\$40,000
PHA WIDE	Computer Sys Software/computers & Trng.	\$66,668	PHA WIDE	Computer Sys Software & Trng.	\$123,646
PHA WIDE	Mod. Const. Software, Computer and Printer	\$12,000	PHA WIDE	Mod. Const. Software, Computer and Printer	\$18,500
PHA WIDE	Administrative Salaries & Benefits	\$268,355	PHA WIDE	Administrative Salaries & Benefits	\$268,355
PHA WIDE	Purchase new stoves.	\$15,000	PHA WIDE	Purchase new Stoves & Refrigs.	\$50,000
PHA WIDE	Arch. & Engineering Fees & Costs	\$105,104	PHA WIDE	Arch. & Engineering Fees & Costs	\$235,048
		\$2,683,549			\$2,683,549

Capital Fund Program Five-Year Action Plan						
Part I: Summary						
PHA Name Hartford Housing Authority				Original 5-Year Plan		
Development Number/Name/HA-Wide		Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
			FFY Grant: 2004 PHA FY: 12/31/04	FFY Grant: 2005 PHA FY: 12/31/05	FFY Grant: 2006 PHA FY: 12/31/06	FFY Grant: 2007 PHA FY: 12/31/07
		See Annual Statement				
CT 3-1 Nelton Court			\$1,536,422			
CT 3-3 Marv Shepard Place				\$235,000		\$1,230,000
CT 3-6 Marv Mahoney V.					\$515,000	
CT 3-7 Kent Ants			\$175,000		\$95,000	
CT 3-8 Smith Tower					\$265,000	
CT 3-11 Bettv Knox Ants				\$132,000	\$725,000	
CT3-10.3-15.3-16.3-17 Adam Street. Scattered Sites I,II,III			\$268,000	\$156,669		\$698,000
PHA Wide				\$1,536,422	\$536,422	
PHA Wide			\$140,000	\$40,000	\$40,000	\$20,000
PHA Wide			\$40,000	\$40,000	\$40,000	\$40,000
PHA Wide			\$23,000	\$140,000	\$66,668	\$123,646
PHA Wide			\$17,668	\$10,000	\$12,000	\$18,500
PHA Wide			\$268,355	\$268,355	\$268,355	\$268,355
PHA Wide			\$30,000	\$20,000	\$15,000	\$50,000
PHA Wide			\$185,104	\$105,103	\$105,104	\$235,048
CFP Funds Listed for 5-year planning			\$2,683,549	\$2,683,549	\$2,683,549	\$2,683,549
Replacement Housing Factor Funds		ESTIMATE	\$3,829,324	\$2,829,324	\$2,586,009	\$1,642,048

1. LETTER FROM RESIDENT ADVISORY BOARD

2. LISTING OF OFFICERS AND MEMBERS OF THE RESIDENT ADVISORY BOARD. (next page)

3. BOARD OF COMMISSIONERS. (next page)

Hartford Tenants Rights Federation, Inc.
26-26A Nelton Court
Hartford, Connecticut 06120
246-7291

Lucinda S. Thomas
Executive Director

October 1, 2002

John D. Wardlaw
Executive Director
Hartford Housing Authority
475 Flatbush Avenue
Hartford, Connecticut 06106

Dear Mr. Wardlaw:

RE: AGENCY PLAN 2003

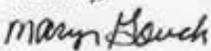
The entire membership of the Hartford Tenants Rights Federation and its officers have received the above referenced plan for the year 2003.

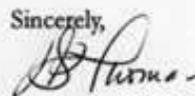
The review was conducted at the June 2002 board meeting of H.T.R.F. A subsequent meeting was held on September 17, 2002 with the entire public housing community, with announcement of the meeting being announced in writing on the June, July, August, and September rent statements for all concerned residents.

At these meetings the changes to the Agency Plan, as well as to the Continued Occupancy, Section 8 Administration Plan, Updated Charges for Non-Wear & Tear, Security Deposits, and Legal Fee changes were reviewed and discussed.

We believe that the final draft which is being presented to the Board of Commissioners for their approval includes all the required changes in a manner consistent with the needs and aspirations of the tenants of public housing in the City of Hartford.

If you have any questions regarding our role in this process please do not hesitate to call.

Sincerely,

Mrs. Mary Gouch
President/HTRF

Sincerely,

Ms. Lucinda S. Thomas
Executive Director/HTRF

SMITH TOWER

KENT APARTMENTS

NELTON COURT

BOWLES PARK

RICE HEIGHTS

WEST BROOK VILLAGE

STONE VILLAGE

DUTCH POINT

BELLEVUE SQUARE

BETTY KNOX

CHARTER OAK TERRACE

MAHONEY VILLAGE

TENANT COMMISSIONER

Ms. Mollie Shelton, Smith Towers, 80 Charter Oak Avenue, Hartford, CT 06106

OFFICERS AND REPRESENTATIVES TO HARTFORD TENANTS RIGHTS FEDERATION

NAME	President	Vice President	Secretary	Treasurer
HTRF	Mary Gouch	Luis Marrero	Lillian Smith	Cleve Brown
Dutch Point	Ethell Wright	Maritza Pelletier	Iris Llera	Luz Marrero
Mary Shepard	Mary Gouch	Luis Marrero	Grace Pierce	Yvonne Duhaney
Nelton Court	Lillian Smith	Ernestine Williams	Lori Parks	Clementine Vargas
Mary Mahoney	Willie MaeGulley	Genevive Johnson	Mattie Reynolds	Arthur Hodge
Kent Apart	Cleve Brown	Lawrence Gobourne	Isaline Pannell	Wilfred Corrodus
Smith Towers	Wesley Stewart	Alicia Renta	Paul Monka	Joseph Eleazer
Betty Knox	Edna Lewis	Silas Woodward	Betty Barber	Sylvester Ward
Scattered Site	Mattlyn Little	Ruby Long	Ruth Lebron	Carmen Pina

GOVERNING BODY BOARD OF COMMISSIONERS

CHARLES W. GROCE JR.: CHAIRMAN
BUSINESS ADDRESS
THOMAS J. MCDONOUGH SCHOOL
100 WILSON STREET
HARTFORD, CT 06106

MOLLIE SHELTON: COMMISSIONER
BUSINESS ADDRESS
OPEN HEART
437 SHELDON STREET
HARTFORD, CT 06106

ANGEL ARCE: COMMISSIONER
HOME ADDRESS
BUSINESS ADDRESS
80 CHARTER OAK AVE APT. 402
HARTFORD, CT 06106

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

I, Lee Erdman the City Manager, City of Hartford certify
that the Five Year and Annual PHA Plan of the Hartford Housing Authority is
consistent with the Consolidated Plan of the City of Hartford prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

PHA Plans
5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

PROGRESS ON GOALS AND OBJECTIVES – REQUIRED STATEMENT

The Hartford Housing Authority during the course of the second year of its five year plan has made steady progress on its several goals.

- HUD Strategic Goal **Increase availability of decent, safe, and affordable housing**
Applied for and received 156 additional rental vouchers in 2000 and 223 in 2001.
- PHA Goal **Improve the quality of assisted housing**
Demolished obsolete public housing in Stowe Village
Transferred public housing funds to complete Stowe Village
- PHA Goal **Increase assisted housing choices**
Continued to conduct outreach efforts to potential voucher landlords
Mailing to landlord associations
Continued to implement public housing homeownership programs – sold as of this date a total of 35 homes under its 5 (h) program in the New community
- PHA Goal **Provide improved living environment**
The New Community succeeded in raising income levels within public housing households. See deconcentration analysis CT003a01.doc
Continued to implement public housing security improvements through redesign
Attracted supportive services: City Human Services Department provided elderly services
Continued affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required through expanding collaboration with City Department of Human Services and the Institute of Living
- Other
PHA Goal 1 **Build families in their quest for economic self – sufficiency, self – respect and homeownership**
Progress being made on all 8 sub-goals. See Web site articles chronicling progress:
<http://www.hartnet.org/hha>
- PHA Goal II **Rebuild each community to achieve high quality of life expectations through lower densities and modern housing quality standards**
Progress made includes obtaining funds to complete demolition of Stowe Village, transfer of funds to Stowe Village to finish this HOPE VI project – 100 new homes nearing completion; and the other 5 sub goals.

CT 003f02

Required Attachment

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject, to the Required Initial Assessments? **9**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)" **4**
- c. How many Assessments were conducted for the PHA's covered developments? **9**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the required initial Assessments, describe the status of these assessments: