

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 Ansonia, Connecticut

PHA Number: CT015

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
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 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)

- XX 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)

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.

- XX PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for additional rental vouchers:
XX Reduce public housing vacancies:
XX Leverage private or other public funds to create additional housing opportunities:
XX Acquire or build units or developments
 Other (list below)
- XX PHA Goal: Improve the quality of assisted housing
Objectives:
XX Improve public housing management: (PHAS score)
XX Improve voucher management: (SEMAP score)
XX Increase customer satisfaction:
XX Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

- XX Renovate or modernize public housing units:
- XX Demolish or dispose of obsolete public housing:
- XX Provide replacement public housing:
- XX Provide replacement vouchers:
- Other: (list below)

XX PHA Goal: Increase assisted housing choices

Objectives:

- XX Provide voucher mobility counseling:
- XX Conduct outreach efforts to potential voucher landlords
- XX Increase voucher payment standards
- XX Implement voucher homeownership program:
- XX Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- XX Convert public housing to vouchers:
- Other: (list below)

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

XX PHA Goal: Provide an improved living environment

Objectives:

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

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

XX PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- XX Increase the number and percentage of employed persons in assisted families:-waiting list preference for working families;-remove income reporting requirements at interims.

- XX Provide or attract supportive services to improve assistance recipients' employability:
- XX 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

- XX PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - XX Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - XX Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - XX Undertake 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) - N/A

Brief Statement of Progress in Meeting 5-Year Plan Mission and Goals

The Housing Authority has increased the availability of decent, safe and affordable housing by reducing public housing vacancies. In addition, the Section 8 program continues to expand housing opportunity by allowing families to rent in typically lower poverty neighborhoods in several communities. The Section 8 program has also achieved excellent SEMAP scores, rating 100% for years 1999 and 2000, with FY 2001 scores yet to be received. Finally, voucher mobility counseling, outreach to potential owners and increasing of payment standards have all been utilized in 2002.

In the goal of promoting self-sufficiency and asset development of families and individuals, AHA has increased the number and percentage of employed persons in assisted families by giving preference for Section 8 to working families. It has also provided and attracted supportive services to improve recipients' employability through English as a Second Language (ESL) and GED classes. Clients will receive economic benefits by eliminating the Section 8 requirement to report interim income increases until their next annual review.

Finally, the Housing Authority advertises its waiting list openings in multiple jurisdictions and newspapers to ensure access to assisted housing to all. Reasonable

accommodations are granted in areas of Section 8 payment standards, portability, leasing from family members, etc. as required to ensure that persons with disabilities are provided with full and equal access to Housing Authority programs.

**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 Ansonia Housing Authority has prepared this Agency Plan, and prior Agency Plans in compliance with Section 511 of the Quality Work and Responsibility Act of 1998, and the ensuing HUD requirements.

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.

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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.

Attachments as *Separate File Submissions*:

- A Voluntary Conversion Required Initial Assessment Questions (CT015a01)
- B Pet Policy (CT015b01)
- C Membership of the Resident Advisory Board (CT015c01)
- D Resident Advisory Board Recommendations (CT015d01)
- E Resident Membership of the PHA Governing Board (CT015e01)
- F CT26P015707-1999 Performance and Evaluation Report (through 6/30/2002) (CT015f01)
- G CT26P015707-1999 Close-out Report (through 9/30/02) (CT015g01)
- H CT26P015501-2000 Performance and Evaluation Report (through 6/30/02) (CT015h01)
- I CT26P015501-2000 Revision (CT015i01)
- J CT26P015501-2001 Performance and Evaluation Report (CT015j01)
- K CT26P015501-2002 Amendment (CT015k01)
- L CT26P015501-2003 Application (CT015l01)
- M CT26R015501-2000 Performance and Evaluation Report (CT015m01)
- N CT26R015501-2001 Performance and Evaluation Report (CT015n01)
- O CT26R015501-2002 Amendment (CT015o01)
- P CT26R015501-2003 Application (CT015p01)
- Q CFP 5-Year Action Plan (CT015q01)
- R Resident Assessment (RASS) Follow-up Plan (CT015r01)

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
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	the Consolidated Plan	
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents XX check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development XX check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies XX check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	XX check here if included in the public housing A & O Policy	Procedures
XX	Section 8 informal review and hearing procedures XX check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program XX check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	140,788	5	5	4	5	5	5
Income >30% but <=50% of AMI	120,000	4	4	5	5	5	5
Income >50% but <80% of AMI	135,941	4	4	3	4	4	4
Elderly	60,000	4	4	3	4	4	4
Families with Disabilities	190,000	5	4	5	4	5	4
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000, 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
Other sources: (list and indicate year of information)

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

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			
SECTION EIGHT HERE ONLY			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	388	66	120
Extremely low income <=30% AMI	255	66	
Very low income (>30% but <=50% AMI)	133	34	
Low income (>50% but <80% AMI)	0	0	
Families with children	256	66	
Elderly families	13	34	
Families with Disabilities	93	24	
Race (1)	194	50%	
Race (2)	193	49.7%	
Race (3)	1	3.1%	
Race (4)	0	0	
Ethnicity (1)	104	27%	
Ethnicity (2)	284	73%	
Characteristics by Bedroom Size			
1BR	126	33	
2 BR	161	41	
3 BR	82	21	

Housing Needs of Families on the Waiting List			
SECTION EIGHT HERE ONLY			
4 BR	16	4	
5 BR	3	1	
5+ BR			
Is the waiting list closed (select one)? XX No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
FOR PUBLIC HOUSING ONLY			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
XX	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/sub-jurisdiction waiting list (optional)		
	# of families	% of total families	Annual Turnover
Waiting list total	125	100	59
Extremely low income <=30% AMI	125	100	
Very low income (>30% but <=50% AMI)	125	100	
Low income (>50% but <80% AMI)			
Families with children	65		
Elderly families	36		
Families with Disabilities	15		
Race/ethnicity			
Characteristics by Bedroom Size			

**Housing Needs of Families on the Waiting List
FOR PUBLIC HOUSING ONLY**

(Public Housing Only)

1BR	60
2 BR	44
3 BR	15
4 BR	6
5 BR	N/A
5+ BR	N/A

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- XX Employ effective maintenance and management policies to minimize the number of public housing units off-line
- XX Reduce turnover time for vacated public housing units
- XX 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
- XX Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- XX Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- XX Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- XX Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

Apply for special-purpose vouchers targeted to the elderly, should they become available

XX Other: (list below) Give Preference for Section 8.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- XX Seek designation of public housing for families with disabilities
- XX Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- XX 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

- XX 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

- XX Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- XX 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:

- XX Funding constraints

- Staffing constraints
- XX 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
- XX Influence of the housing market on PHA programs
- XX Community priorities regarding housing assistance
- XX Results of consultation with local or state government
- XX Results of consultation with residents and the Resident Advisory Board
- XX 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 2003 grants)		
a) Public Housing Operating Fund	775,594	
b) Public Housing Capital Fund	517,683	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,896,439	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	509,692	Public housing operations
4. Other income (list below)		
Laundry Room Income	15,600	Public housing services
Non-Dwelling Income		
4. Non-federal sources (list below)		
Total resources	5,715,008	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)
- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- XX Other: (describe) Verification starts at time of application, record check, etc.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- XX Criminal or Drug-related activity
- XX Rental history
- XX Housekeeping
- XX Other (describe) A credit history is also performed.

- c. Yes XX No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. XX Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes XX 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)

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

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

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

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

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

2. 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
- XX Three or More

b. XX 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:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- XX 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)

- XX The PHA-resident lease
- XX The PHA's Admissions and (Continued) Occupancy policy
- XX 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)

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

XX Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: All.

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing
XX Actions to improve the marketability of certain developments
XX Adoption or adjustment of ceiling rents for certain developments
XX Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 Other (list below)

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

XX Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

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

XX Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (Select all that apply)
- XX 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)
- XX Other (list below): Prior Program History, and any outstanding debts to a PHA.
- b. Yes XX No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. XX Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes XX 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
- XX Other (describe below) The PHA will disclose information in its possession to a prospective landlord upon written release by the tenant household.

(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)
- XX None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

For Good Cause, such as health-related reasons for not being able to seek a unit, or where family has been actively seeking a unit but has not yet located a suitable home. The AHA Currently issues vouchers for 120 days, incorporating extensions into term rather than Require families to ask for them.

(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
- XX Other preference(s) (list below)

Residents of 63 Woodlawn Ave (James J. O'Donnell Apartments), and 40-70 Main Street (Main Street Development Corporation's Senior Apartments), Ansonia, CT, and those unable to be accommodated on the Public Housing / Elderly list due to disability need for handicap accessibility unit and unavailability of such unit..

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- 3 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
- 1 Other preference(s) (list below): Residents of former state elderly/disabled project, Elderly waiting list bypassed, as described above.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or

minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- XX 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)

- XX 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)

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

f. Rent re-determinations:

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

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below): Use ceiling rent figures

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)-Deconcentration of assisted families in high poverty neighborhoods; movement into higher income neighborhoods and communities.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

XX A brief description of the management structure and organization of the PHA follows:

The Board of Commissioners acts as the governing body. The Executive Director reports to the Board. Directors of Administration/Section 8, Security, Elderly Services, Policies and Grants and Facilities/Maintenance report to the Executive Director. Section 8 and Public Housing Staff report to the Director of Administration. Maintenance staff report to the Director of Facilities/Maintenance.

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 2003	Expected Turnover
Public Housing	274	58
Section 8 Vouchers	647	120
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	165	40
Other Federal Programs(list individually) FSS	33	6

C. Management and Maintenance Policies

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

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

AHA Plans: 2000-2002 Inventory Policy

Risk Control Standards	Water Consumption & Sewer
Procurement Policy	Security Regulations
Grievance Procedure	General Policies
Job Descriptions	Admissions & Continued Occupancy Plan
Lease	State of Conn. Consolidated Plan
Tenant Admission Policy	Drug Elimination Programs, 1996-current
Rent Collection Policy	Union/Management Contract/Personnel Policy

(2) Section 8 Management: (list below)

AHA Administrative Plan for Section Eight

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 **XX** 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)

- XX** PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-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 O.

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

- Yes **XX** 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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes **XX** 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:
1b. Development (project) number: NOT APPLICABLE THIS YEAR.
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

1. Yes **XX** 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: <u>(DD/MM/YY)</u>
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:	
1b. Development (project) number: NOT APPLICABLE	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input 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: _____)
- 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

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:	
1b. Development (project) number: NOT APPLICABLE	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input 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 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: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1.XX 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: Section 8 HCV Program.

a. Size of Program 647

b. Yes XX 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 **XX** 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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- XX Public housing rent determination policies
- Public housing admissions policies
- XX Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- XX 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
- XX Preference/eligibility for section 8 homeownership option participation
- XX Other policies (list below) Waive Section 8 interim appointments resulting from income increases, to allow economic improvements before annual rent increase.

b. Economic and Social self-sufficiency programs

XX 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)
G.E.D.	6	Random selection	Development Office	Both
E.S.L.	5	Random Selection	Development Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (01/01/02)
Public Housing	0	0
Section 8	36	30

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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)

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

Riverside Apartments (Olson Drive)

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)
 Riverside Apartments (Olson Drive)

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)
 Riverside Apartments (Olson Drive)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Ansonia Housing Authority has implemented a pet policy. See Attachment B.

15. Civil Rights Certifications

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. XX 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. XX Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes XX No: Were there any findings as the result of that audit?
4. Yes XX No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. XX 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 XX 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
XX Private management
 Development-based accounting
 Comprehensive stock assessment
XX Other: (list below): Creation of Non-Profit Entities to help off set financial constraints on AHA.
3. Yes XX No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table.

18. Other Information

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 D

- 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:

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here): Submitted by State of Connecticut.

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

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

We have implemented ceiling rents. We have attempted to review all Housing Authority policies to ensure consistency with the Consolidated Plan. There is a need for more elderly and senior citizen apartments, and for larger family apartments including three and four bedrooms. We are constrained in that regard.

D. Other Information Required by HUD

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

Attachments

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

See Table of Contents for Attachments which are being sent separately by electronic submittal.

Attachment A - Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?
One – Riverside Apartments
- 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)?
Two – John J. Stevens Apartments and Monsignor Hines Apartments
- c. How many Assessments were conducted for the PHA’s covered developments?
One
- d. Identify PHA developments that may be appropriate for conversion based on Required Initial Assessments:

Development Name	Number of Units
None	

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
Not Applicable

Attachment B – Pet Policy

No animals or pets of any kind shall be kept or allowed within an apartment or on the property of the Authority, except as provided and herein described in this policy relative to elderly/handicapped residents of John J. Stevens Apartments and Monsignor Hynes Apartments only, to the extent provided by 24 CFR Section 942.3(c). Absolutely no animals are permitted to be kept within an apartment or on the property of the Authority at Riverside Apartments (Olson Drive).

- A. Pets permitted include only the following: dog, household cat, birds, hamsters, fish and turtles. All pets must be properly caged or housed. Non-aquatic pets, except cats and dogs, shall be limited to two. One dog or cat is permitted, but not one of each.
- B. Before a dog or cat enters the home, the resident must receive written permission from the AHA. The AHA shall be provided with a description of the pet, the pet's name, weight and any other distinguishing marks. The resident must also sign a Pet Registration, a Pet Aftercare Agreement, and acknowledge receipt of the Pet Policy.
- C. Dogs must be spayed/neutered not later than eight months of age and cats not later than six months of age. Verifications of this must be provided to the AHA.
- D. Dogs and cats must be leashed at all times when outside.
- E. Dogs and cats must be inoculated as required by veterinarians for the following: 1. Dogs – rabies, distemper, hepatitis, parainfluenza, leptosporosis and parvo virus; 2. Cats - rabies, feline distemper, rhinotracheitis, calici virus and panleukopenia virus. The resident must provide the AHA with yearly vaccination updates at each annual review.
- F. Dogs must be licensed by the City of Ansonia, and the resident must provide the AHA with a copy of the license.
- G. Dogs and cats must have their nails clipped regularly. Dogs may not weigh over 15 pounds.
- H. The resident must clean up after their pet (including feces, vomit, furballs, etc.), both inside and outside the unit. Cat litter and animal waste must be properly disposed of by the resident.
- I. During annual income recertification, the resident must re-register their pet with the AHA and provide updated vaccination information.
- J. Resident is liable for any damages or injuries caused by their pet. The AHA assumes no responsibility for any damages or injuries to a person or property which is caused by the resident's pet.
- K. No pet may make excessive noise which interferes with their neighbor's peaceful enjoyment of their accommodations. Should complaints or problems arise as a result of a pet's occupancy of the unit, one warning will be issued to the resident. Further problems will result in the AHA requiring the resident to move the pet from the unit and premises permanently. Failure to comply may result in termination of tenancy.

- L. No pet that bites or attacks will be permitted. Pit bulls, Rottweilers and Dobermans are strictly prohibited.
- M. Pet visitation is allowed; however, the visitation becomes the liability of the resident. All rules are applicable to visiting pets with regard to size, number, vaccination, control and cleanup.
- N. No “pet houses” will be allowed outdoors on AHA property. Food and water dishes must be inside the unit and maintained in a clean and sanitary condition.
- O. These rules shall be rigidly enforced by the AHA. Failure to comply with these provisions can result in the removal of the pet or eviction of the resident.

PET REGISTRATION

I, _____, residing at _____, hereby register the following pet with the Ansonia Housing Authority. I understand that I must register my pet annually at lease renewal or recertification, and provide a copy of my pet's annual vaccination records each year also.

Pet's Name: _____
Type: dog cat
Weight: _____ lbs.
Breed: _____
Brief Description: _____
(color, sex, _____
distinguishing _____
marks, etc.) _____

PET AFTERCARE AGREEMENT

In the event that I am absent/unavailable to care for my pet, the person named below is assigned by me to serve as my pet's care provider. I understand that if I am absent from my apartment, this person will be required by the Ansonia Housing Authority to either care for my pet at my apartment or remove my pet and care for it elsewhere. This decision will be made solely by Housing Authority staff at its discretion, depending upon the pet's care needs, expectation of my return, etc. I understand that if it is brought to the attention of Housing Authority staff that my pet is not being cared for at my apartment as its needs require, the Housing Authority may contact Animal Control or another agency to have my pet removed. I agree that the Ansonia Housing Authority has no responsibility for the care of my pet or liability resulting from its removal, or for any action or inaction by the person I name to be responsible for my pet.

Name: _____
Address: _____
Phone: _____

By my signature, I am acknowledging that I have read, understand and agree to the above statements. I have been given a copy of the Ansonia Housing Authority's Pet Policy. I have had the opportunity to read it or have it read to me, and to ask any questions which I may have regarding the Pet Policy. I agree to abide by the Pet Policy of the Ansonia Housing Authority.

Signature

Date

ATTACHMENT C - Membership of the Resident Advisory Board

Thomas Samokar
70 Woodlawn Avenue #48
Ansonia, CT 06401

Earlene Covington
70 Woodlawn Avenue #70
Ansonia, CT 06401

Vincent Giammaro
75 Central Street #34
Ansonia, CT 06401

Naomi Wallace
34 Olson Drive
Ansonia, CT 06401

Alex Horensavitz
445 Beaver Street #H18
Ansonia, CT 06401

Julie Ficano
708 Howe Avenue #2
Shelton, CT 06484

Theresa Montanez
24 Mountain View Road
Ansonia, CT 06401

Flore Jett
94 Olson Drive
Ansonia, CT 06401

A meeting of the Ansonia Housing Authority Resident Advisory Board (RAB) occurred on July 11, 2002 at 2:00 p.m., at 36 Main Street, Ansonia, Connecticut. This meeting was held to discuss suggestions regarding implementation of the Annual Plan for Fiscal Year 2003. Present were the following members:

Ms. Flora Jett
Mr. Vincent Giammaro
Mr. Thomas Samokar

Additional individuals present:

Frank P. Cannatelli, Director of Policies and Grants
Krista Moore, Office Assistant.

Comments received were as follows, with Management responses included:

Comment: Mr. Giammaro (15-2) would like the Ansonia Housing Authority to hire a part-time employee to drive seniors around.

Response: The AHA currently has individuals who have authorization for use of the van and routinely bring seniors on scheduled outings. For personal transportation, all tenants must make their own arrangements with friends, family or public transit if they do not own personal vehicles.

Comment: Mr. Giammaro said that a custodian of keys for the senior center would also be useful, for letting people in and locking up. As it stands now, someone doing laundry cannot use the bathroom. It is difficult for an elderly person to hold it when they have to go.

Response: The community center has established hours and appropriate personnel with keys. After hours use of bathroom facilities is not necessary, as each tenant's unit is within just a short walk of the laundry facilities and therefore does not constitute the need for additional staffing.

Comment: Mr. Giammaro is also upset that there is no community room where he lives. Maybe one could be built underneath where his apartment is. The Housing Authority could use any empty apartment.

Response: Someone's apartment would need to be taken off line to allow for a community room under this suggestion. As the waiting list is long for senior housing, this would further limit applicants from housing opportunities. However, AHA recognizes the desire for a community room, and will consider and review how space could best be made for this purpose if available funding were present.

Comment: Mr. Giammaro states that the sidewalks are cracked. Could the budget entail fixing the sidewalks where he lives?

Response: Maintenance staff will periodically check sidewalks at all sites. A standing contract is in place for such exterior improvements on an as-needed basis.

Comment: Mr. Samokar (15-3) complained about painting jobs. He says workmen paint over everything and asks whether this can be properly inspected.

Response: Maintenance workers have been instructed to paint with care and will be monitored for compliance.

Comment: Mr. Samokar stated that the alarm system goes off at night and stays on until morning. Could some staff person monitor this and when called, come and shut the alarm off. It isn't fair that he must sleep with the alarm going all night long.

Response: A new alarm system was installed. Mr. Larry Thomas, Director of Facilities and Maintenance, will work with the contractor to remedy any issues of this nature, and monitor for success.

Comment: Mr. Samokar says that the plumbing is terrible. Could the plumbing be checked out?

Response: Periodically, a drain cleaning company clears and cleans all pipes. This is ongoing and necessary as a result of the negative grade issue in the plumbing at the 15-3 site.

Comment: Mrs. Jett (15-1) is concerned about possible demolition. If this occurs, how will residents be relocated?

Response: Demolition is not planned to occur in the near future. AHA's vision is to improve the quality of life for its residents. AHA will be examining housing options which may be considered toward that goal and will entail full resident participation at that time.

Comment: Mr. Samokar stated that there is a floor problem where he lives, and he fears people will slip and fall.

Response: A contract is being awarded for repair of tile and sub-floors in some second floor units at 15-3 to address these concerns.

Comment: Mr. Samokar wants to know why residents must pay an extra \$15 per month for air conditioning.

Response: A minimal cost of \$0.50 per day (approx.) is passed along to residents who opt to install AC units, due to their increased electricity

consumption. AHA is not reimbursed for this amenity by HUD and must share the expense with those tenants.

Comment: Mr. Samokar states that door stoppers are needed on the second floor to prevent heat from rising from the first floor or releasing heat into his unit.

Response: The doors cannot be propped open as suggested by the resident, as they are placed there to provide fire barriers and must be closed to accomplish that purpose.

Comment: Mr. Samokar is concerned about speeders. He would like to see speed bumps installed. There exist portable and movable speed bumps that could be purchased. We could have three installed for incoming traffic and one for outgoing traffic.

Response: The island in the parking lot deters speeding near the entrance, and roughly 100 feet of space remains in the lot beyond that point. Most drivers would not gain enough speed to warrant action at this time.

Comment: Mr. Giammaro was upset that kids skateboard at late hours of the night. What can be done since these are big kids?

Response: AHA will turn this complaint over to the Security Department who works in cooperation with the Ansonia Police Department to address issues of this nature. In addition, a fence and no trespassing signs will be installed.

Comment: Mr. Giammaro wants no trespassing signs put up, and has requested this in the past. Although told that these signs have been ordered, they are not up and he doesn't understand why.

Response: It is scheduled to be completed. Mr. Thomas will follow up on the completion to verify that it has been done.

Comment: Mr. Samokar believes that a key system should be utilized for security guards to make sure that they make their rounds.

Response: The performance of rounds will be discussed with security personnel; this accountability measure is a good idea and will be considered and taken under advisement as a tool for verifying security's presence on site.

Comment: Mr. Giammaro would like to know if the handicap spots could possibly be moved closer to the building. Where they are located now, they are simply too far from the building for the people to walk.

Response: This suggestion was reviewed, deemed appropriate and implemented immediately.

Comment: Mr. Samokar states that he would like a “keeper of the keys” system brought back, where someone would be designated keeper of the keys, and would get a stipend off their rent. This would save the Ansonia Housing Authority money from call-outs.

Response: This was discussed with key department heads. Due to past concerns over the effectiveness of this approach and its termination resulting from abuses and tenant complaints, AHA will not reinstate keyholders at this time.

Comment: Mr. Giammaro would like to have a dumpster for recycling. The current system does not work, as he simply has too much garbage.

Response: The City provides bins for its recycling program. If additional bins are needed, the tenants may contact the City’s Department of Public Works. For garbage, the tenants have individual trash cans which the City collects weekly. We will take this concern regarding a centralized garbage containment area under advisement and review. However, AHA staff is concerned that this will result in many residents having to walk much further to dispose of trash.

Comment: Mr. Giammaro would like the overhead branches on the tree in his back yard trimmed. When it rains, the branches hit the cars and sooner or later, there will be some damage done.

Response: Tree companies have since been contracted to address removal of these branches. Completion is anticipated by the end of September.

Comment: Mr. Giammaro would also like to see the debris in the back cleaned up. The yard is a mess.

Response: The site has been inspected to determine the nature of this concern; to AHA knowledge, the area described on the slope behind the parking lot is not owned by AHA; we have no rights to accessing this property or removing any items.

Comment: Mr. Giammaro would like to see a laundry room at his development. There are many people who use the laundry room and a bigger one would accommodate more people.

Response: This will be taken under advisement for review and consideration.

Comment: Mr. Giammaro states that he requested a grill to be used by the tenants in his development, and that the past director had authorized this. To date, he has not received the grill as indicated.

Response: There will be a grill stored at 15-2 within the next week. The grill is being supplied, and it is to be shared with 15-3 tenants as needed.

Comment: Mr. Samokar stated that two entrance walkways on Building Five at 15-3 should be re-done. There should be no “step downs” for fear of someone falling.

Response: This request will be reviewed for feasibility and taken under advisement by the Modernization and Maintenance Department.

Comment: Mr. Samokar stated that lighting in hallways, front and back should be changed to motion sensitive lighting so that they are not on all the time.

Response: AHA cannot implement this suggestion, as lighting should be present and on in all common hallways at all times.

Comment: Mr. Samokar suggests that windows be replaced so that tenants can clean the outside of windows with no effort, since windows on the outside now also need cleaning.

Response: AHA will review the window design, condition and budget priorities and determine if this suggestion is reasonable or accomplishable.

Comment: Mr. Samokar states that blue tarps should be placed on the garbage bins to prevent water from dripping onto the floor, which could freeze and cause injury.

Response: Bins are periodically replaced when damaged, and should not result in dripping water. However, this issue will be monitored and addressed in an appropriate fashion if it is determined to be an accurate assessment and safety concern.

Comment: According to Mr. Samokar, the outside doors to the common hallways are rusting at the bottom and are warped and don't close well. If replacement is ever done, they should be a specialty door with a key.

Response: All doors are being replaced within the next two years. No keyed doors will be used, as individual units are locked; however, the exterior doors will have pump closures as required by the Fire Marshall.

Comment: Mr. Samokar stated that the lawns need fertilizer and grub-x for grubs so that the skunk population can be reduced.

Response: Grub-X was completed throughout the entire complex prior to this suggestion being received.

Comment: Mr. Samokar stated that leaf guards should be installed on gutters to prevent further need for employees cleaning them, as the employees could fall off the roof.

Response: This request will be referred to the Director of Facilities and Maintenance for advisement and feasibility.

Comment: Mr. Samokar stated that metal pipe "T" shaped clothes lines should be installed.

Response: Normally, pressure treated lumber poles with cotton lines are used and are deemed sufficient at this time. Deteriorating poles and lines are periodically replaced.

Comment: Mr. Samokar stated that efforts should be made to reduce the size of the huge shrub at the end of the driveway to make it safe for exiting traffic.

Response: This suggestion was immediately implemented and the trimming of this shrub has since been completed.

Comment: Mr. Samokar stated that rules should be enforced regarding the feeding of animals as being specifically prohibited. The feeding of skunks, cats and rats must stop. Especially cats, since they don't bury their waste.

Response: Vicky Clifford, Director of Elderly Services, will write a notice to all residents regarding compliance with the terms of their leases in this area.

Comment: Mr. Samokar suggested changing the lights on the pole to white light. The current yellow light doesn't brighten certain areas.

Response: AHA reviewed this suggestion in the past and determined that no change should occur, as yellow light does not attract as many insects.

Comment: Mr. Samokar stated that AHA vehicles should not be left running for long periods of time. He said that he observed vehicles idling as long as one and a half hours.

Response: The Director of Facilities and Maintenance expressed agreement with this concern and has addressed the department's staff.

Comment: Mr. Samokar stated that he feels there is a need to put maintenance vehicle compartments in a different order. He has observed what he felt was several wasted minutes of staff looking for items.

Vehicles should be kept as light as possible to conserve fuel; items shouldn't be stored on trucks unless needed that day.

Response: This suggestion has been considered and determined that removal of work supplies would result in increased inefficiency, as many tasks done by staff are unanticipated, work order call-ins. Work compartments are to be kept as orderly and stocked as possible.

Comment: Mr. Samokar feels that the sign on the entrance to the apartment complex needs to have additional wording of "Apartments 1 through 70."

Response: Individual units are numbered and visible from the entrance. No further action is deemed necessary at this time.

Comment: Mr. Samokar suggested that trees should be removed which are too close to the buildings. For example, there is a pine tree behind building five. It wouldn't take much to ignite one of the large pines; both seem to be fire hazards.

Response: This suggestion was reviewed and acted upon; trimming has since been completed.

Comment: Mr. Samokar stated that a door be installed to separate the center hallway of the community center which would incorporate the toilet area into the laundry area for accessibility after hours.

Response: As with Mr. Giammaro's comment regarding 15-2 laundry area, the community center has established hours and appropriate personnel with keys. After hours use of bathroom facilities is not necessary, as each tenant's unit is within just a short walk of the laundry facilities and therefore does not constitute the need for structural or facility changes.

Comment: Mr. Samokar stated that anyone who does repairs, cuts grass, trims grass or makes any other outdoor improvements should be more careful of tenants' flowers and other improvements done by tenants.

Response: This comment was appropriate and deemed actionable; all staff have been advised to operate with care so as to avoid damage to landscaping whenever possible.

This is the complete list of suggestions made by the Resident Advisory Board and the responses and actions taken by the Ansonia Housing Authority as a result of the concerns expressed.

ATTACHMENT E – Resident Membership of the PHA Governing Board

Resident Commissioner: Juanita Coleman
156 Olson Drive
Ansonia, CT 06401

Ms. Coleman was appointed by Mayor Nancy Valentine for a term beginning on September 8, 1999 through October 31, 2004.

**Annual Statement/Performance
and Evaluation Report**
Part 1: Summary
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 6/30/93)

PHA/IHA Name: ANSONIA HOUSING AUTHORITY		Comprehensive Grant Number CT-015-P26-707-99			FFY of Grant Approval 1999-2000			
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement / Revision Number		<input checked="" type="checkbox"/> Performance & Evaluation Report <u>June 30, 2002</u>		
Line No.	Summary by Development Account	Total Estimated Cost*			Revised	Actual Cost*		COMMENTS
		Original	(+/-)	Difference		Expended	Balance	
1	Total Non-CGP Funds	\$0.00						
2	1408 Management Improvements 1/	\$59,400.00			\$0.00	\$59,400.00	\$0.00	
3	1410 Administration 2/	\$42,600.00				\$42,600.00	\$0.00	
4	1411 Audit	\$0.00					\$0.00	
5	1415 Liquidated Damages	\$0.00					\$0.00	
6	1430 Fees and Costs	\$24,500.00			\$0.00	\$13,113.39	\$11,386.61	
7	1440 Site Acquisition	\$0.00					\$0.00	
8	1450 Site Improvement	\$22,400.00			\$0.00	\$22,400.00	\$0.00	
9	1460 Dwelling Structures	\$156,695.00	(+) \$34,000.00	\$190,695.00	\$0.00	\$190,695.00	\$0.00	
10	1465.1 Dwelling Equipment - Nonexpendable	\$19,800.00			\$0.00	\$19,800.00	\$0.00	
11	1470 Nondwelling Structures	\$25,000.00			\$0.00	\$25,000.00	\$0.00	
12	1475 Nondwelling Equipment	\$44,400.00			\$0.00	\$44,400.00	\$0.00	
13	1495.1 Relocation Costs	\$0.00					\$0.00	
14	1502 Contingency (may not exceed 8% of line 16)	\$34,000.00	(-) \$34,000.00	\$0.00		\$0.00	\$0.00	
15	Amount of Annual Grant (Sum of lines 2 - 14)	\$428,795.00			\$0.00	\$417,408.39	\$11,386.61	
16	Amount of line 16 Related LBP Testing	\$44,000.00						
17	Amount of line 16 to Section 504 Compliance	\$0.00						
18	Amount of line 16 Related to Security	\$22,000.00						
19	Amount of line 16 Related to Energy Conservation Me	\$65,000.00						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.								
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date						
X		X						

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance
			Original	(+/-)	Difference*			
PHAWIDE								
Management Improvement	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$13,200.00				\$13,200.00	\$0.00
	SECURITY GUARD SALARY	1408.2	\$22,000.00				\$22,000.00	\$0.00
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$18,000.00				\$18,000.00	\$0.00
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$6,200.00				\$6,200.00	\$0.00
	subtotal	1408	\$59,400.00			\$0.00	\$59,400.00	\$0.00
Administration	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1					\$0.00	\$0.00
	Director of Mod. Programs full time	1410.2	\$36,000.00				\$36,000.00	\$0.00
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3	\$6,600.00				\$6,600.00	\$0.00
	Subtotal	1410	\$42,600.00				\$42,600.00	\$0.00

* to be completed at the end of the program year.

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance
			Original	(+/-)	Difference*			
A/E FEES								
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - DEG, Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation	1430.9	\$24,500.00				\$13,113.39	\$11,386.61
CT 15-1	A/E CONSULTANT	1430.1	\$0.00			\$0.00	\$0.00	\$0.00
CT 15-2	A/E CONSULTANT	1430.2	\$0.00			\$0.00	\$0.00	\$0.00
CT 15-3	A/E CONSULTANT	1430.3	\$0.00			\$0.00	\$0.00	\$0.00
	<u>Subtotal</u>	<u>1430</u>	<u>\$24,500.00</u>			<u>\$0.00</u>	<u>\$13,113.39</u>	<u>\$11,386.61</u>
PHA WIDE	<u>CONTINGENCY</u>	1502	\$34,000.00	(-) \$34,000.00	\$0.00		\$0.00	\$0.00
	<u>Subtotal</u>	<u>1502</u>	<u>\$34,000.00</u>	(-) \$34,000.00	\$0.00		<u>\$0.00</u>	\$0.00

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance*
			Original	(+/-)	Difference*			
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Compactors Stoves, Refrigerators, Hot Water Heaters, Radiators	1465	\$19,800.00				\$19,800.00	\$0.00
	Subtotal	1465	\$19,800.00				\$19,800.00	\$0.00
PHA WIDE	<u>NON DWELLING EQUIPMENT</u> MAINTENANCE EQUIPMENT Sweeper, Riding Mower, Sander Generator, Air Compressor, Fork lift, Pick-up Truck w/Snow Removal Equip	1475.1	\$19,200.00				\$19,200.00	\$0.00
	<u>OFFICE EQUIPMENT</u> Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine	1475.2	\$16,400.00				\$16,400.00	\$0.00
	<u>COMMUNITY CENTER EQUIPMENT</u> 15-1 Commercial Food Prep. Center 15-3 Commercial Appliances	1475.3	\$8,800.00				\$8,800.00	\$0.00
	Subtotal	1475	\$44,400.00			\$0.00	\$44,400.00	\$0.00

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Revised*	Funds Balance
			Original	(+/-)	Difference*			
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Resurface excavated surface, Asphalt driveway	1450	\$22,400.00				\$22,400.00	\$0.00
CT 15-1	RIVERSIDE APARTMENTS	1450.11	\$0.00				\$0.00	
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21	\$0.00				\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31	\$0.00				\$0.00	
	Subtotal	1450	\$22,400.00			\$0.00	\$22,400.00	\$0.00
PHA WIDE	DWELLING STRUCTURE	1460						
CT 15-1	RIVERSIDE APARTMENTS Lead Paint removal shortfall, Kitchen Cabinets Security Screening at third level	1460.11	\$44,000.00	(+) \$34,000.00	\$78,000.00		\$78,000.00	\$0.00
CT 15-1	RIVERSIDE APARTMENTS Radiator Upgrade, replace intake line as needed	1460.12	\$65,000.00				\$65,000.00	\$0.00
CT 15-2	JOHN J. STEVENS APARTMENTS Call for aid system	1460.21	\$8,195.00				\$8,195.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Resurface Tubs (15-2 & 15-3)	1460.31	\$39,500.00				\$39,500.00	\$0.00
	Subtotal	1460	\$156,695.00			\$0.00	\$190,695.00	\$0.00

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS	1470 1470.11	\$0.00 \$0.00				\$0.00	
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u>	1470.21	\$0.00				\$0.00	
C T 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1470.31	\$0.00				\$0.00	
PHAWIDE	<u>MAIN STREET OFFICE</u> Sprinkler system installation Elevator access Doorways	1470.41	\$25,000.00				\$25,000.00	\$0.00
	<u>Subtotal</u>	<u>1470</u>	<u>\$25,000.00</u>			<u>\$0.00</u>	<u>\$25,000.00</u>	<u>\$0.00</u>

* to be completed at the end of the program year

Final

Annual Statement/Performance
and Evaluation Report
Part 1: Summary
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp. 6/30/93)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Comprehensive Grant Number CT-015-P26-707-99			FFY of Grant Approval 1999-2000			
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement / Revision Number			Performance & Evaluation Report <u>FINAL</u>	
Line No.	Summary by Development Account	Total Estimated Cost*			Revised	Actual Cost*		COMMENTS
		Original	(+/-)	Difference		Expended	Balance	
1	Total Non-CGP Funds	\$0.00						
2	1408 Management Improvements 1/	\$59,400.00			\$0.00	\$59,400.00	\$0.00	
3	1410 Administration 2/	\$42,600.00				\$42,600.00	\$0.00	
4	1411 Audit	\$0.00					\$0.00	
5	1415 Liquidated Damages	\$0.00					\$0.00	
6	1430 Fees and Costs	\$24,500.00			\$0.00	\$24,500.00	\$0.00	
7	1440 Site Acquisition	\$0.00					\$0.00	
8	1450 Site Improvement	\$22,400.00			\$0.00	\$22,400.00	\$0.00	
9	1460 Dwelling Structures	\$156,695.00	(+) \$34,000.00	\$190,695.00	\$0.00	\$190,695.00	\$0.00	
10	1465.1 Dwelling Equipment - Nonexpendable	\$19,800.00			\$0.00	\$19,800.00	\$0.00	
11	1470 Nondwelling Structures	\$25,000.00			\$0.00	\$25,000.00	\$0.00	
12	1475 Nondwelling Equipment	\$44,400.00			\$0.00	\$44,400.00	\$0.00	
13	1495.1 Relocation Costs	\$0.00					\$0.00	
14	1502 Contingency (may not exceed 8% of line 16)	\$34,000.00	(-) \$34,000.00	\$0.00		\$0.00	\$0.00	
15	Amount of Annual Grant (Sum of lines 2 - 14)	\$428,795.00			\$0.00	\$428,795.00	\$0.00	
16	Amount of line 16 Related LBP Testing	\$44,000.00						
17	Amount of line 16 to Section 504 Compliance	\$0.00						
18	Amount of line 16 Related to Security	\$22,000.00						
19	Amount of line 16 Related to Energy Conservation N	\$65,000.00						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.								
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date						
X		X						

Final

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages

Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance
			Original	(+/-)	Difference*			
PHAWIDE								
Management Improvement	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$13,200.00				\$13,200.00	\$0.00
	SECURITY GUARD SALARY	1408.2	\$22,000.00				\$22,000.00	\$0.00
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$18,000.00				\$18,000.00	\$0.00
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$6,200.00				\$6,200.00	\$0.00
	subtotal	1408	\$59,400.00			\$0.00	\$59,400.00	\$0.00
Administration	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1					\$0.00	\$0.00
	Director of Mod. Programs full time	1410.2	\$36,000.00				\$36,000.00	\$0.00
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3	\$6,600.00				\$6,600.00	\$0.00
	Subtotal	1410	\$42,600.00				\$42,600.00	\$0.00

* to be completed at the end of the program year.

Final

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance
			Original	(+/-)	Difference*			
A/E FEES								
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - DEG, Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation	1430.9	\$24,500.00				\$24,500.00	\$0.00
CT 15-1	A/E CONSULTANT	1430.1	\$0.00			\$0.00	\$0.00	\$0.00
CT 15-2	A/E CONSULTANT	1430.2	\$0.00			\$0.00	\$0.00	\$0.00
CT 15-3	A/E CONSULTANT	1430.3	\$0.00			\$0.00	\$0.00	\$0.00
	Subtotal	<u>1430</u>	<u>\$24,500.00</u>			<u>\$0.00</u>	<u>\$24,500.00</u>	<u>\$0.00</u>
PHA WIDE	CONTINGENCY	1502	\$34,000.00	(-) \$34,000.00	\$0.00		\$0.00	\$0.00
	Subtotal	<u>1502</u>	<u>\$34,000.00</u>	(-) \$34,000.00	\$0.00		<u>\$0.00</u>	\$0.00

* to be completed at the end of the program year

Final

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Revised*	Funds Expended*	Funds Balance*
			Original	(+/-)	Difference*			
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Compactors Stoves, Refrigerators, Hot Water Heaters, Radiators	1465	\$19,800.00				\$19,800.00	\$0.00
	Subtotal	1465	\$19,800.00				\$19,800.00	\$0.00
	PHA WIDE							
	<u>NON DWELLING EQUIPMENT</u> MAINTENANCE EQUIPMENT Sweeper, Riding Mower, Sander Generator, Air Compressor, Fork lift, Pick-up Truck w/Snow Removal Equip	1475.1	\$19,200.00				\$19,200.00	\$0.00
	<u>OFFICE EQUIPMENT</u> Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine	1475.2	\$16,400.00				\$16,400.00	\$0.00
	<u>COMMUNITY CENTER EQUIPMENT</u> 15-1 Commercial Food Prep. Center 15-3 Commercial Appliances	1475.3	\$8,800.00				\$8,800.00	\$0.00
	Subtotal	1475	\$44,400.00			\$0.00	\$44,400.00	\$0.00

* to be completed at the end of the program year

Final

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Revised*	Funds Balance
			Original	(+/-)	Difference*			
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Resurface excavated surface, Asphalt driveway	1450	\$22,400.00				\$22,400.00	\$0.00
CT 15-1	RIVERSIDE APARTMENTS	1450.11	\$0.00				\$0.00	
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21	\$0.00				\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31	\$0.00				\$0.00	
	Subtotal	1450	\$22,400.00			\$0.00	\$22,400.00	\$0.00
PHA WIDE	DWELLING STRUCTURE	1460						
CT 15-1	RIVERSIDE APARTMENTS Lead Paint removal shortfall, Kitchen Cabinets Security Screening at third level	1460.11	\$44,000.00	(+) \$34,000.00	\$78,000.00		\$78,000.00	\$0.00
CT 15-1	RIVERSIDE APARTMENTS Radiator Upgrade, replace intake line as needed	1460.12	\$65,000.00				\$65,000.00	\$0.00
CT 15-2	JOHN J. STEVENS APARTMENTS Call for aid system	1460.21	\$8,195.00				\$8,195.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Resurface Tubs (15-2 & 15-3)	1460.31	\$39,500.00				\$39,500.00	\$0.00
	Subtotal	1460	\$156,695.00			\$0.00	\$190,695.00	\$0.00

* to be completed at the end of the program year

Final

**Annual Statement/Performance
and Evaluation Report**
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS	1470 1470.11	\$0.00 \$0.00				\$0.00	
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u>	1470.21	\$0.00				\$0.00	
CT 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1470.31	\$0.00				\$0.00	
PHAWIDE	<u>MAIN STREET OFFICE</u> Sprinkler system installation Elevator access Doorways	1470.41	\$25,000.00				\$25,000.00	\$0.00
	<u>Subtotal</u>	<u>1470</u>	<u>\$25,000.00</u>			<u>\$0.00</u>	<u>\$25,000.00</u>	<u>\$0.00</u>

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**
Part 1: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name		Capital Fund Grant Number #		FFY of Grant Approval			
ANSONIA HOUSING AUTHORITY		CT26P01550100		2000			
Original Annual Statement _____		Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report <u>June 30, 2002</u>	
Line No.	Summary by Development Account	Total Estimated Cost*		Actual Cost*			COMMENTS
		Original	Revised	Obligated	Expended	Balance	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	\$0.00				\$0.00	
3	1408 Management Improvements 1/	\$69,200.00		\$69,200.00	\$22,354.64	\$46,845.36	
4	1410 Administration 2/	\$49,200.00		\$49,200.00	\$16,923.93	\$32,276.07	
5	1411 Audit	\$0.00				\$0.00	
6	1415 Liquidated Damages	\$0.00				\$0.00	
7	1430 Fees and Costs	\$22,900.00		\$22,900.00	\$0.00	\$22,900.00	
8	1440 Site Acquisition	\$0.00				\$0.00	
9	1450 Site Improvement	\$32,800.00		\$32,800.00	\$9,945.81	\$22,854.19	
10	1460 Dwelling Structures	\$174,566.00		\$174,566.00	\$86,210.69	\$88,355.31	
11	1465.1 Dwelling Equipment - Nonexpendable	\$24,800.00		\$24,800.00	\$24,800.00	\$0.00	
12	1470 Nondwelling Structures	\$20,600.00		\$20,600.00	\$0.00	\$20,600.00	
13	1475 nondwelling equipment	\$69,700.00		\$69,700.00	\$29,455.27	\$40,244.73	
14	1485 Demolition	\$0.00				\$0.00	
15	1490 Replacement Reserve	\$0.00				\$0.00	
16	1495.1 Relocation Costs	\$0.00				\$0.00	
17	1498 Mod Used for Development	\$0.00				\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)	\$34,000.00		\$34,000.00	\$0.00	\$34,000.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$497,766.00		\$497,766.00	\$189,690.34	\$308,075.66	
20	Amount of line 19 Related to LBP Activities	\$53,000.00					
21	Amount of line 19 Related to Section 504 Compliance	\$20,600.00					
22	Amount of line 19 Related to Security	\$25,000.00					
23	Amount of line 19 Related to Energy Conservation Meas	\$70,500.00					
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date				Signature of Field Office Manager (or Regional Administrator in co-located office) and date			
X				X			

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Capital Fund Program (CFP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds	Funds	Funds
			Original	Revised*	Difference*	Obligated*	Expended*	Balance
PHAWIDE								
Management Improvement	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$15,000.00			\$15,000.00	\$9,560.91	\$5,439.09
	SECURITY GUARD SALARY	1408.2	\$25,000.00			\$25,000.00	\$2,100.00	\$22,900.00
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$22,200.00			\$22,200.00	\$4,200.00	\$18,000.00
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$7,000.00			\$7,000.00	\$6,493.73	\$506.27
	subtotal	1408	\$69,200.00			\$69,200.00	\$22,354.64	\$46,845.36
Administration	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1						
	Director of Mod. Programs full time	1410.2	\$41,610.00			\$41,610.00	\$9,333.93	\$32,276.07
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3	\$7,590.00			\$7,590.00	\$7,590.00	\$0.00
	Subtotal	1410	\$49,200.00			\$49,200.00	\$16,923.93	\$32,276.07

* to be completed at the end of the program year.

**Annual Statement/Performance
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Part II: Supporting Pages
Capital Fund Program (CFP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
A/E FEES								
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - DEG, Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation, Fixed asset Inventory.	1430.9	\$22,900.00			* \$5,900.00 ** \$12,000.00 *** \$5,000.00	\$0.00	\$22,900.00
CT 15-1	A/E CONSULTANT	1430.1	\$0.00					
CT 15-2	A/E CONSULTANT	1430.2	\$0.00					
CT 15-3	A/E CONSULTANT	1430.3	\$0.00					
	Subtotal	1430	\$22,900.00			\$22,900.00	\$0.00	\$22,900.00
PHA WIDE	<u>CONTINGENCY</u>	1502	\$34,000.00			\$34,000.00	\$0.00	\$34,000.00
	Subtotal	1502	\$34,000.00			\$34,000.00	\$0.00	\$34,000.00

* to be completed at the end of the program year

* Electric baseboard Heaters file: CFP 501-00 P&E.xls
** Kelson Associates
*** Replacement of Metal Entrance Doors

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Part II: Supporting Pages
Capital Fund Program (CFP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance*
			Original	Revised*	Difference*			
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Compactors Stoves, Refrigerators, Hot Water Heaters, Radiators	1465	\$24,800.00			\$24,800.00	\$24,800.00	\$0.00
	Subtotal	1465	\$24,800.00			\$24,800.00	\$24,800.00	\$0.00
PHA WIDE	<u>NON DWELLING EQUIPMENT</u> MAINTENANCE EQUIPMENT Sweeper, Riding Mower, Sander Generator, Air Compressor, Fork lift, w/Snow Removal Equip	1475.1	\$25,000.00			\$25,000.00	\$23,629.00	\$1,371.00
	<u>OFFICE EQUIPMENT</u> Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine	1475.2	\$18,700.00			\$18,700.00	\$0.00	\$18,700.00
	<u>COMMUNITY CENTER EQUIPMENT</u> 15-1 HVAC System	1475.3	\$26,000.00			\$26,000.00	\$5,826.27	\$20,173.73
	Subtotal	1475	\$69,700.00			\$69,700.00	\$29,455.27	\$40,244.73

* to be completed at the end of the program year

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Part II: Supporting Pages
Capital Fund Program (CFP)

U.S. Department of Housing
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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Resurface excavated surface, Asphalt driveway	1450	\$25,400.00			\$25,400.00	\$5,945.81	\$19,454.19
CT 15-1	RIVERSIDE APARTMENTS	1450.11	\$0.00					
CT 15-2	JOHN J. STEVENS APARTMENTS Repair and Construct sidewalks, Asphalt and Curbs	1450.21	\$4,000.00			\$4,000.00	\$4,000.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31	\$3,400.00			\$3,400.00	\$0.00	\$3,400.00
	Subtotal	1450	\$32,800.00			\$32,800.00	\$9,945.81	\$22,854.19
PHA WIDE	DWELLING STRUCTURE	1460						
CT 15-1	RIVERSIDE APARTMENTS Lead Paint removal shortfall, Kitchen Cabinets Security Screening at third level	1460.11	\$53,000.00			\$53,000.00	\$39,479.46	\$13,520.54
CT 15-1	RIVERSIDE APARTMENTS Radiator Upgrade, replace supply & return lines 2nd Phase	1460.12	\$70,500.00			\$70,500.00	\$44,295.31	\$26,204.69
CT 15-2	JOHN J. STEVENS APARTMENTS Interior Lighting Paint Apartments, Interior lighting Replace TUB fixtures Shortfall	1460.21	\$39,566.00			\$39,566.00	\$999.53	\$38,566.47
CT 15-3	MONSIGNOR HYNES APARTMENTS Resurface Tubs (15-2 & 15-3) VCT Flooring	1460.31	\$11,500.00			\$11,500.00	\$1,436.39	\$10,063.61
	Subtotal	1460	\$174,566.00			\$174,566.00	\$86,210.69	\$88,355.31

* to be completed at the end of the program year

* Lead abatement

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U.S. Department of Housing
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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS	1470 1470.11	\$0.00 \$0.00					
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u> Construct Two Bay Maitenance Garage	1470.21	\$0.00					
CT 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1470.31	\$0.00					
PHAWIDE	MAIN STREET OFFICE Sprinkler system installation Elevator access Doorways Shortfall	1470.41	\$20,600.00			\$20,600.00	\$0.00	\$20,600.00
	Subtotal	1470	\$20,600.00			<u>\$20,600.00</u>	<u>\$0.00</u>	<u>\$20,600.00</u>

* to be completed at the end of the program year

PHA/IHA Name		Capital Fund Grant Number #		FFY of Grant Approval			COMMENTS
ANSONIA HOUSING AUTHORITY		CT26P01550100		2000			
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number_1		Performance & Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost*		Actual Cost*			
		Original	Revised	Obligated	Expended	Balance	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	\$0.00		\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements 1/	\$69,200.00	\$69,200.00	\$69,200.00	\$22,354.64	\$46,845.36	
4	1410 Administration 2/	\$49,200.00	\$49,200.00	\$49,200.00	\$16,923.93	\$32,276.07	
5	1411 Audit	\$0.00		\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$22,900.00	\$10,900.00	\$10,900.00	\$0.00	\$10,900.00	
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$32,800.00	\$18,822.25	\$18,822.25	\$9,945.81	\$8,876.44	
10	1460 Dwelling Structures	\$174,566.00	\$227,123.15	\$227,123.15	\$86,210.69	\$140,912.46	
11	1465.1 Dwelling Equipment - Nonexpendable	\$24,800.00	\$24,800.00	\$24,800.00	\$24,800.00	\$0.00	
12	1470 Nondwelling Structures	\$20,600.00	\$4,042.85	\$4,042.85	\$0.00	\$4,042.85	
13	1475 Nondwelling Equipment	\$69,700.00	\$93,677.75	\$93,677.75	\$29,455.27	\$64,222.48	
14	1485 Demolition	\$0.00		\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00		\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00	\$0.00	
17	1498 Mod Used for Development	\$0.00		\$0.00	\$0.00	\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)	\$34,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$497,766.00	\$497,766.00	\$497,766.00	\$189,690.34	\$308,075.66	
20	Amount of line 19 Related to LBP Activities	\$53,000.00					
21	Amount of line 19 Related to Section 504 Compliance	\$20,600.00					
22	Amount of line 19 Related to Security	\$25,000.00					
23	Amount of line 19 Related to Energy Conservation Meas	\$70,500.00					

1/ Management Improvement cost may not exceed 10% of line 15

2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.

Signature of Executive Director and Date

Signature of Field Office Manager (or Regional Administrator in co-located office) and date

X

X

**Annual Statement/Performance
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Part II: Supporting Pages
Capital Fund Program (CFP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds	Funds	Funds
			Original	Revised*	Difference*	Obligated*	Expended*	Balance
PHAWIDE								
Management Improvement	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$15,000.00	\$15,000.00		\$15,000.00	\$9,560.91	\$5,439.09
	SECURITY GUARD SALARY	1408.2	\$25,000.00	\$25,000.00		\$25,000.00	\$2,100.00	\$22,900.00
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$22,200.00	\$22,200.00		\$22,200.00	\$4,200.00	\$18,000.00
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$7,000.00	\$7,000.00		\$7,000.00	\$6,493.73	\$506.27
	subtotal	1408	\$69,200.00	\$69,200.00		\$69,200.00	\$22,354.64	\$46,845.36
	Director of Mod. Programs full time	1410.2	\$41,610.00	\$41,610.00		\$41,610.00	\$9,333.93	\$32,276.07
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3	\$7,590.00	\$7,590.00		\$7,590.00	\$7,590.00	\$0.00
	Subtotal	1410	\$49,200.00	\$49,200.00		\$49,200.00	\$16,923.93	\$32,276.07

* to be completed at the end of the program year.

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Part II: Supporting Pages
Capital Fund Program (CFP)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
A/E FEES								
PHA WIDE	FEE & COSTS A/E CONSULTANT 15-3 Heating (\$5,900) 15-1 Rendering (\$5,000) Grants Writing - DEG, Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation, Fixed asset Inventory.	1430.9	\$22,900.00	\$10,900.00	(-) -\$12,000.00	\$10,900.00	\$0.00	\$10,900.00
	Subtotal	1430	\$22,900.00	\$10,900.00	(-) -\$12,000.00	\$10,900.00	\$0.00	\$10,900.00
PHA WIDE	CONTINGENCY	1502	\$34,000.00	\$0.00	(-) -\$34,000.00	\$0.00	\$0.00	\$0.00
	Subtotal	1502	\$34,000.00	\$0.00	(-) -\$34,000.00	\$0.00	\$0.00	\$0.00

* to be completed at the end of the program year

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U.S. Department of Housing
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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance*
			Original	Revised*	Difference*			
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Compactors, Radiators Stoves, Refrigerators, Hot Water Heaters	1465	\$24,800.00	\$24,800.00		\$24,800.00	\$24,800.00	\$0.00
	Subtotal	1465	\$24,800.00	\$24,800.00		\$24,800.00	\$24,800.00	\$0.00
PHA WIDE	NON DWELLING EQUIPMENT	1475						
	MAINTENANCE EQUIPMENT Sweeper, Riding Mower, Sander Generator, Air Compressor, Fork lift, w/Snow Removal Equip Vehicle (\$11,371) Vacuum (\$13,977.75)	1475.1	\$25,000.00	\$48,977.75	(+) \$23,977.75	\$48,977.75	\$23,629.00	\$25,348.75
	OFFICE EQUIPMENT Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine, Mail Machine (July '02) (\$4,082) New Computers (July '02) (\$14,618)	1475.2	\$18,700.00	\$18,700.00		\$18,700.00	\$0.00	\$18,700.00
	COMMUNITY CENTER EQUIPMENT 15-1 HVAC System 15-1 A/C Unit / Boiler Room (\$20,173.73)	1475.3	\$26,000.00	\$26,000.00		\$26,000.00	\$5,826.27	\$20,173.73
	Subtotal	1475	\$69,700.00	\$93,677.75	(+) \$23,977.75	\$93,677.75	\$29,455.27	\$64,222.48

* to be completed at the end of the program year

**Annual Statement/Performance
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Part II: Supporting Pages
Capital Fund Program (CFP)

U.S. Department of Housing
and Urban Development
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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Resurface excavated surface, Asphalt driveway Landscaping Materials (July '02) (\$2,178.44) 15-1 & 15-3 Laundry Room Cleaning Material & Labor (August '02) (\$6,698.00)	1450	\$25,400.00	\$14,822.25	(-) -\$10,577.75	\$14,822.25	\$5,945.81	\$8,876.44
CT 15-1	RIVERSIDE APARTMENTS	1450.11	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
CT 15-2	JOHN J. STEVENS APARTMENTS Repair and Construct sidewalks, Asphalt and Curbs	1450.21	\$4,000.00	\$4,000.00		\$4,000.00	\$4,000.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31	\$3,400.00	\$0.00	(-) -\$3,400.00	\$0.00	\$0.00	\$0.00
	Subtotal	1450	\$32,800.00	\$18,822.25	(-) -\$13,977.75	\$18,822.25	\$9,945.81	\$8,876.44
PHA WIDE	DWELLING STRUCTURE	1460						
CT 15-1	RIVERSIDE APARTMENTS Security Screening at third level Lead Paint removal shortfall (\$36,120) Kitchen Cabinets (\$34,524.16)	1460.11	\$53,000.00	\$110,123.62	(+) \$57,123.62	\$110,123.62	\$39,479.46	\$70,644.16
CT 15-1	RIVERSIDE APARTMENTS Radiator Upgrade (\$26,204.69) Replace supply & return lines 2nd Phase	1460.12	\$70,500.00	\$70,500.00		\$70,500.00	\$44,295.31	\$26,204.69
CT 15-2	JOHN J. STEVENS APARTMENTS Interior Lighting Paint Apartments, Interior lighting Replace TUB fixtures Shortfall	1460.21	\$39,566.00	\$999.53	(-) -\$38,566.47	\$999.53	\$999.53	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Resurface Tubs (15-2 & 15-3) VCT Flooring (\$25,131.59) Call For Aid (July '02) (\$15,907.39) Call For Aid/Fire Alarm (August '02) (\$3,024.63)	1460.31	\$11,500.00	\$45,500.00	(+) \$34,000.00	\$45,500.00	\$1,436.39	\$44,063.61
	Subtotal	1460	\$174,566.00	\$227,123.15	(+) \$52,557.15	\$227,123.15	\$86,210.69	\$140,912.46

* to be completed at the end of the program year

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Part II: Supporting Pages
Capital Fund Program (CFP)

U.S. Department of Housing
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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS	1470 1470.11	\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
CT 15-2	JOHN J. STEVENS APARTMENTS Construct Two Bay Maintenance Garage	1470.21	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
C T 15-3	MONSIGNOR HYNES APARTMENTS	1470.31	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
PHAWIDE	MAIN STREET OFFICE Sprinkler system installation Elevator access Doorways Shortfall Window Repair (July '02) (\$162.85) Office Cleaning (August '02) (\$3,880.00)	1470.41	\$20,600.00	\$4,042.85	(-) -\$16,557.15	\$4,042.85	\$0.00	\$4,042.85
	Subtotal	1470	\$20,600.00	\$4,042.85	(-) -\$16,557.15	\$4,042.85	\$0.00	\$4,042.85

* to be completed at the end of the program year

**Annual Statement/Performance
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Part 1: Summary

Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26P01550101		FFY Fund Approval 2001			
Original Annual Statement_____ Reserve for Disasters/Emergencies_____		Revised Annual Statement/Revision Number_____		Performance & Evaluation Report June 30, 2002			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	\$0.00					
3	1408 Management Improvements 1/	\$69,200.00				\$69,200.00	
4	1410 Administration 2/	\$49,200.00				\$49,200.00	
5	1411 Audit	\$0.00				\$0.00	
6	1415 Liquidated Damages	\$0.00				\$0.00	
7	1430 Fees and Costs	\$20,600.00				\$20,600.00	
8	1440 Site Acquisition	\$0.00				\$0.00	
9	1450 Site Improvement	\$32,800.00				\$32,800.00	
10	1460 Dwelling Structures	\$175,000.00				\$175,000.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$28,966.00				\$28,966.00	
12	1470 Nondwelling Structures	\$31,000.00				\$31,000.00	
13	1475 Nondwelling Equipment	\$66,133.00				\$66,133.00	
14	1485 Demolition	\$0.00				\$0.00	
15	1490 Replacement Reserve	\$0.00				\$0.00	
16	1495.1 Relocation Costs	\$0.00				\$0.00	
17	1498 Mod Used for Development	\$0.00				\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)	\$35,000.00				\$35,000.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$507,899.00				\$507,899.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

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Part II: Supporting Pages

Capital Fund Program (CFP) CT26PO1550101

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHAWIDE								
Management Improvement	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$15,000.00					
	SECURITY GUARD SALARY	1408.2	\$25,000.00					
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$22,200.00					
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$7,000.00					
	subtotal	1408	\$69,200.00					
Administration	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1						
	Director of Mod. Programs full time	1410.2	\$41,610.00					
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3	\$7,590.00					
	Subtotal	1410	\$49,200.00					

* to be completed at the end of the program year.

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Part II: Supporting Pages

Capital Fund Program (CFP) CT26PO1550101

U.S. Department of Housing

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ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
A/E FEES								
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - DEG, Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation, Fixed asset Inventory.	1430.9	\$20,600.00					
CT 15-1	A/E CONSULTANT	1430.1	\$0.00					
CT 15-2	A/E CONSULTANT	1430.2	\$0.00					
CT 15-3	A/E CONSULTANT	1430.3	\$0.00					
	Subtotal	<u>1430</u>	<u>\$20,600.00</u>					
PHA WIDE	<u>CONTINGENCY</u>	1502	\$35,000.00					
	Subtotal	<u>1502</u>	<u>\$35,000.00</u>					

* to be completed at the end of the program year

**Annual Statement/Performance
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Part II: Supporting Pages

Capital Fund Program (CFP) CT26PO1550101

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance*
			Original	Revised*	Difference*			
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Compactors Exhaust Fans Stoves, Refrigerators, Hot Water Heaters, Radiators	1465	\$28,966.00					
	<u>Subtotal</u>	<u>1465</u>	<u>\$28,966.00</u>					
PHA WIDE	<u>NON DWELLING EQUIPMENT</u> MAINTENANCE EQUIPMENT Riding Mower, Generator, Tiller, Auger Snow Removal Equip	1475.1	\$35,133.00					
	<u>OFFICE EQUIPMENT</u> Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine, Office Furniture	1475.2	\$18,700.00					
	<u>COMMUNITY CENTER EQUIPMENT</u> 15-1 HVAC System Furniture Shortfall	1475.3	\$12,300.00					
	<u>Subtotal</u>	<u>1475</u>	<u>\$66,133.00</u>					

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Capital Fund Program (CFP) CT26PO1550101

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Resurface excavated surface, Asphalt driveway Overall site upgrade, playground equipment	1450	\$25,400.00					
CT 15-1	RIVERSIDE APARTMENTS	1450.11	\$0.00					
CT 15-2	JOHN J. STEVENS APARTMENTS Paint Exterior Panels	1450.21	\$4,000.00					
CT 15-3	MONSIGNOR HYNES APARTMENTS Repair Side walks	1450.31	\$3,400.00					
	Subtotal	1450	\$32,800.00					
PHA WIDE	DWELLING STRUCTURE	1460						
CT 15-1	RIVERSIDE APARTMENTS Lead Paint removal shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets (15 units) Window security protection	1460.11	\$66,702.00					
CT 15-1	RIVERSIDE APARTMENTS Boiler Room Upgraded, Install new Auxillary Domestic Hot Water, Replace Electric Outlets	1460.12	\$47,766.00					
CT 15-2	JOHN J. STEVENS APARTMENTS Interior Lighting Paint Apartments, Interior lighting Repair Security Grills	1460.21	\$33,266.00					
CT 15-3	MONSIGNOR HYNES APARTMENTS Satellite Dish VCT Flooring, Termite control and damage repair exterior lights upgrade, fencing, benching	1460.31	\$27,266.00					
	Subtotal	1460	\$175,000.00					

* to be completed at the end of the program year

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages

Capital Fund Program (CFP) CT26PO1550101

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APARTMENTS	1470 1470.11	\$0.00 \$0.00					
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u> Construct Two Bay Maintenance Garage	1470.21	\$31,000.00					
C T 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1470.31	\$0.00					
PHAWIDE	<u>MAIN STREET OFFICE</u>	1470.41	\$0.00					
	<u>Subtotal</u>	1470	\$31,000.00					

* to be completed at the end of the program year

Annual Statement/Performance and Evaluation Report

Part 1: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26P01550102		FFY of Fund Approval 2002			
Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report _____			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	\$0.00				\$0.00	
3	1408 Management Improvements 1/	\$66,330.00				\$66,330.00	
4	1410 Administration 2/	\$47,150.00				\$47,150.00	
5	1411 Audit	\$0.00				\$0.00	
6	1415 Liquidated Damages	\$0.00				\$0.00	
7	1430 Fees and Costs	\$19,740.00				\$19,740.00	
8	1440 Site Acquisition	\$0.00				\$0.00	
9	1450 Site Improvement	\$31,430.00				\$31,430.00	
10	1460 Dwelling Structures	\$167,700.00				\$167,700.00	
11	1465 Dwelling Equipment - Nonexpendable	\$27,760.00				\$27,760.00	
12	1470 Nondwelling Structures	\$29,710.00				\$29,710.00	
13	1475 Nondwelling Equipment	\$63,370.00				\$63,370.00	
14	1485 Demolition	\$0.00				\$0.00	
15	1490 Replacement Reserve	\$0.00				\$0.00	
16	1495.1 Relocation Costs	\$0.00				\$0.00	
17	1498 Mod Used for Development	\$0.00				\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)	\$33,508.00				\$33,508.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$486,698.00				\$486,698.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date				Signature of Field Office Manager (or Regional Administrator in co-located office) and date			
X				X			

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>MANAGEMENT IMPROVEMENT</u>	<u>1408</u>						
	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$11,000.00				\$0.00	\$11,000.00
	SECURITY GUARD SALARY	1408.2	\$25,000.00				\$0.00	\$25,000.00
	COMMUNITY CENTERS Family Support Services Staff Training Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$27,330.00				\$0.00	\$27,330.00
	SOFTWARE UPDATE CHAS OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$3,000.00				\$0.00	\$3,000.00
	<u>Subtotal</u>	<u>1408</u>	<u>\$66,330.00</u>				<u>\$0.00</u>	<u>\$66,330.00</u>
PHA WIDE	<u>ADMINISTRATION</u>							
	EXEC. DIRECTOR, DEPUTY DIRECTOR EXEC. ASSISTANT	1410.1	\$0.00				\$0.00	\$0.00
	DIRECTOR OF MOD. PROGRAMS Full time	1410.2	\$40,450.00				\$0.00	\$40,450.00
	MOD ASSISTANT Part time 20 +/- hrs x 40 weeks	1410.3	\$6,700.00				\$0.00	\$6,700.00
	<u>Subtotal</u>	<u>1410</u>	<u>\$47,150.00</u>				<u>\$0.00</u>	<u>\$47,150.00</u>

* to be completed at the end of the program year.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	FEES & COSTS	1430						
	A/E CONSULTANT Modernization Consultant for Needs Assessment Grant Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants miscellaneous grant preparation	1430.9	\$9,440.00				\$0.00	\$9,440.00
CT 15-1	RIVERSIDE APARTMENTS Electrical Systems Assessment	1450.1	\$10,300.00				\$0.00	\$10,300.00
	Subtotal	1430	\$19,740.00				\$0.00	\$19,740.00
PHA WIDE	SITE IMPROVEMENTS	1450	\$11,400.00				\$0.00	\$11,400.00
	Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment							
CT 15-1	RIVERSIDE APARTMENTS Remove/Replace broken courtyard benches \$6,000 Update/refurbish 1 existing play area \$5,000 Repair trash compactor control units & bumper \$6,000	1450.11	\$17,000.00				\$0.00	\$17,000.00
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21	\$0.00				\$0.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Repair Side walks shortfall	1450.31	\$3,030.00				\$0.00	\$3,030.00
	Subtotal	1450	\$31,430.00				\$0.00	\$31,430.00

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>DWELLING STRUCTURE</u>	1460						
CT 15-1	RIVERSIDE APARTMENTS Repair missing/damaged metal stair nosings and stairwell vinyl treads \$31,200 Repair cracked/spalling balconies \$20,000 Rem./Repl. 4 showers w/accessible bathtubs \$12,000 Rem./Repl. aluminum windows in 11 units \$35,583.45 Electrical systems upgrades \$25,000	1460.11	\$157,700.00				\$0.00	\$157,700.00
CT 15-2	JOHN J. STEVENS APARTMENTS	1460.21	\$0.00				\$0.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Termite control and damage repair Shortfall	1460.31	\$10,000.00				\$0.00	\$10,000.00
	<u>Subtotal</u>	<u>1460</u>	<u>\$167,700.00</u>				<u>\$0.00</u>	<u>\$167,700.00</u>

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	DWELLING EQUIPMENT Appliances: washers, dryers, stoves, refrigerators Tub Divertor @15-2 Hot Water Heaters Radiators	1465	\$27,760.00				\$0.00	\$27,760.00
	Subtotal	1465	\$27,760.00				\$0.00	\$27,760.00
PHA WIDE	NONDWELLING STRUCTURES	1470						
	MAIN STREET OFFICE Protective Barrier at Receptionist Area, Replace waiting area Furniture / kitchen furniture	1470.41	\$3,760.00				\$0.00	\$3,760.00
CT 15-1	RIVERSIDE APATMENTS Repair balcony grates and stair well vinyl treads	1470.11	\$24,000.00				\$0.00	\$24,000.00
CT 15-2	JOHN J. STEVENS APARTMENTS	1470.21	\$0.00				\$0.00	\$0.00
C T 15-3	MONSIGNOR HYNES APARTMENTS	1470.31	\$0.00				\$0.00	\$0.00
	Subtotal	1470	\$27,760.00				\$0.00	\$27,760.00

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>NON DWELLING EQUIPMENT</u>	1475						
	MAINTENANCE EQUIPMENT Riding Mower, Generator, Tiller, Auger Snow Removal Equip Portable Radio System upgrade	1475.1	\$35,133.00				\$0.00	\$35,133.00
	OFFICE EQUIPMENT Procure 4 pro-pentium Class Workstations, 4 Laser Printers 2 Laptop Computers Copy machine Mail machine Office furniture	1475.2	\$10,237.00				\$0.00	\$10,237.00
	COMMUNITY CENTER EQUIPMENT 15-1 Refurbish tenant association office \$14,000 15-1 Life Safety Updates in Basement Rooms and Common hall \$4,000	1475.3	\$18,000.00				\$0.00	\$18,000.00
	<u>Subtotal</u>	<u>1475</u>	<u>\$63,370.00</u>				<u>\$0.00</u>	<u>\$63,370.00</u>
PHA WIDE	<u>CONTINGENCY</u>	1502	\$33,508.00				\$0.00	\$33,508.00
	<u>Subtotal</u>	<u>1502</u>	<u>\$33,508.00</u>				<u>\$0.00</u>	<u>\$33,508.00</u>

* to be completed at the end of the program year

Annual Statement/Performance and Evaluation Report
 Part 1: Summary
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26P01550103		FFY of Fund Approval 2003			
Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)	\$0.00				\$0.00	
3	1408 Management Improvements 1/	\$66,330.00				\$66,330.00	
4	1410 Administration 2/	\$47,150.00				\$47,150.00	
5	1411 Audit	\$0.00				\$0.00	
6	1415 Liquidated Damages	\$0.00				\$0.00	
7	1430 Fees and Costs	\$21,000.00				\$21,000.00	
8	1440 Site Acquisition	\$0.00				\$0.00	
9	1450 Site Improvement	\$35,000.00				\$35,000.00	
10	1460 Dwelling Structures	\$164,218.00				\$164,218.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$30,000.00				\$30,000.00	
12	1470 Nondwelling Structures	\$30,000.00				\$30,000.00	
13	1475 Nondwelling Equipment	\$60,000.00				\$60,000.00	
14	1485 Demolition	\$0.00				\$0.00	
15	1490 Replacement Reserve	\$0.00				\$0.00	
16	1495.1 Relocation Costs	\$0.00				\$0.00	
17	1498 Mod Used for Development	\$0.00				\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)	\$33,000.00				\$33,000.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$486,698.00				\$486,698.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date				Signature of Field Office Manager (or Regional Administrator in co-located office) and date			
X				X			

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>MANAGEMENT IMPROVEMENT</u>	<u>1408</u>						
	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1	\$11,000.00				\$0.00	\$11,000.00
	SECURITY GUARD SALARY	1408.2	\$25,000.00				\$0.00	\$25,000.00
	COMMUNITY CENTERS Family Support Services Staff Training Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3	\$27,330.00				\$0.00	\$27,330.00
	SOFTWARE UPDATE CHAS OTHER SOFTWARE AQUIDNECK SOFTWARE	1408.4	\$3,000.00				\$0.00	\$3,000.00
	<u>Subtotal</u>	<u>1408</u>	<u>\$66,330.00</u>				<u>\$0.00</u>	<u>\$66,330.00</u>
PHA WIDE	<u>ADMINISTRATION</u>							
	EXEC. DIRECTOR, DEPUTY DIRECTOR EXEC. ASSISTANT	1410.1	\$0.00				\$0.00	\$0.00
	DIRECTOR OF MOD. PROGRAMS Full time	1410.2	\$40,450.00				\$0.00	\$40,450.00
	MOD ASSISTANT Part time 20 +/- hrs x 40 weeks	1410.3	\$6,700.00				\$0.00	\$6,700.00
	<u>Subtotal</u>	<u>1410</u>	<u>\$47,150.00</u>				<u>\$0.00</u>	<u>\$47,150.00</u>

* to be completed at the end of the program year.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>FEES & COSTS</u>	1430						
	<u>A/E CONSULTANT</u> Modernization Consultant for Needs Assessment Grant Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants miscellaneous grant preparation	1430.9	\$10,000.00				\$0.00	\$10,000.00
CT 15-3	<u>MONSIGNOR HYNES APARTMENTS</u> A/E Consultant for Termite Damage Assessment	1430.3	\$11,000.00				\$0.00	\$11,000.00
	<u>Subtotal</u>	<u>1430</u>	<u>\$21,000.00</u>				<u>\$0.00</u>	<u>\$21,000.00</u>
PHA WIDE	<u>SITE IMPROVEMENTS</u> Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment	1450	\$8,000.00				\$0.00	\$8,000.00
CT 15-1	<u>RIVERSIDE APARTMENTS</u> Replace 1 or 2 Trash Compactors	1450.11	\$27,000.00				\$0.00	\$27,000.00
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u>	1450.21	\$0.00				\$0.00	\$0.00
CT 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1450.31	\$0.00				\$0.00	\$0.00
	<u>Subtotal</u>	<u>1450</u>	<u>\$35,000.00</u>				<u>\$0.00</u>	<u>\$35,000.00</u>

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>DWELLING STRUCTURE</u>	1460						
CT 15-1	RIVERSIDE APARTMENTS VCT Flooring Replacement (25 units) \$42,000 Kitchen Cabinets (15 units) Rem./Repl. Aluminum windows in 16 Units \$52,190 Boiler Room Upgrade, Install Second New Auxiliary Domestic Hot Water Heater Electrical Systems Upgrades \$25,000	1460.11	\$133,218.00				\$0.00	\$133,218.00
CT 15-2	JOHN J. STEVENS APARTMENTS	1460.21	\$0.00				\$0.00	\$0.00
CT 15-3	MONSIGNOR HYNES APARTMENTS Replace all Hot Water Heaters and Provide Drainage System for Water Heaters in Apartments	1460.31	\$31,000.00				\$0.00	\$31,000.00
	<u>Subtotal</u>	<u>1460</u>	<u>\$164,218.00</u>				<u>\$0.00</u>	<u>\$164,218.00</u>

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	DWELLING EQUIPMENT Appliances: washers, dryers, stoves, refrigerators Tub Divertor @15-2 Hot Water Heaters Radiators Hall Lighting @15-3	1465	\$30,000.00				\$0.00	\$30,000.00
	Subtotal	1465	\$30,000.00				\$0.00	\$30,000.00
PHA WIDE	NONDWELLING STRUCTURES	1470						
	MAIN STREET OFFICE	1470.41	\$0.00				\$0.00	\$0.00
CT 15-1	RIVERSIDE APARTMENTS Refurbish Service Building and Tenant Association Office Refurbish Community Center	1470.11	\$30,000.00				\$0.00	\$30,000.00
CT 15-2	JOHN J. STEVENS APARTMENTS	1470.21	\$0.00				\$0.00	\$0.00
C T 15-3	MONSIGNOR HYNES APARTMENTS Refurbish Community Center	1470.31	\$0.00				\$0.00	\$0.00
	Subtotal	1470	\$30,000.00				\$0.00	\$30,000.00

* to be completed at the end of the program year

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
PHA WIDE	<u>NON DWELLING EQUIPMENT</u>	1475						
	MAINTENANCE EQUIPMENT Riding Mower, Generator, Tiller, Auger Snow Removal Equip Portable Radio System upgrade	1475.1	\$32,000.00				\$0.00	\$32,000.00
	OFFICE EQUIPMENT Procure 4 pro-pentium Class Workstations, 4 Laser Printers 2 Laptop Computers Copy machine Mail machine Office furniture	1475.2	\$10,000.00				\$0.00	\$10,000.00
	COMMUNITY CENTER EQUIPMENT 15-1 and 15-3 Community Centers Upgrades	1475.3	\$18,000.00				\$0.00	\$18,000.00
	<u>Subtotal</u>	<u>1475</u>	<u>\$60,000.00</u>				<u>\$0.00</u>	<u>\$60,000.00</u>
PHA WIDE	<u>CONTINGENCY</u>	1502	\$33,000.00				\$0.00	\$33,000.00
	<u>Subtotal</u>	<u>1502</u>	<u>\$33,000.00</u>				<u>\$0.00</u>	<u>\$33,000.00</u>

* to be completed at the end of the program year

Capital Fund Program 501

2001	DATE		1498		Total Paid
			15-3		
		Payroll	Mod use for Deveopment		
	03/20	Main Street Development Corp.	\$17,442.00		\$17,442.00
		reverse entry	-17442		-\$17,442.00
		TOTAL	\$0.00		\$0.00
		BUDGET	17,442.00		17,442.00
		EXPENDED	0.00		0.00
		BALANCE	17,442.00		17,442.00
		OBLIGATED			
		MAJOR ACCOUNTS BUDGET			
		MAJOR ACCOOUNTS EXPENDED			
		DIFFERENCE			

PHA/IHA Name **ANSONIA HOUSING AUTHORITY**

Replacement Housing Fund #
CT26R01550100

FFY of Fund Approval
2000

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement/Revision Number _____ Performance & Evaluation Report, June 30, 2002

Line No.	Summary by Development Account	Total Estimated Cost*		Actual Cost*			COMMENTS
		Original	Revised	Obligated	Expended	Balance	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)						
3	1408 Management Improvements 1/						
4	1410 Administration 2/						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1495.1 Relocation Costs						
17	1498 Mod Used for Development	\$17,442.00			\$17,442.00	\$0.00	
18	1502 Contingency (may not exceed 8% if line 19)						
19	Amount of Annual Grant (Sum of lines 2-18)	\$17,442.00			\$17,442.00	\$0.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						

1/ Management Improvement cost may not exceed 10% of line 15

2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.

Signature of Executive Director and Date

Signature of Field Office Manager (or Regional Administrator in co-located office) and date

X

X

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Replacement Housing Fund (RHF)

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHAWIDE								
Mod use for Development	Replacement Housing	1498	\$17,442.00			\$17,442.00	\$0.00	\$17,442.00
								\$0.00
								\$0.00
								\$0.00
	<u>subtotal</u>	<u>1498</u>	<u>\$17,442.00</u>			<u>\$17,442.00</u>	<u>\$0.00</u>	\$17,442.00
							#REF!	#REF!
							#REF!	#REF!
							<u>#REF!</u>	#REF!

* to be completed at the end of the program year.

**Annual Statement/Performance
and Evaluation Report**
Part 1: Summary
Replacement Housing Fund

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Replacement Housing Fund CT26R01550101		FFY Fund Approval 2001			
Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report .			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)						
3	1408 Management Improvements 1/						
4	1410 Administration 2/						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1495.1 Relocation Costs						
17	1498 Mod Used for Development	\$17,795.00				\$17,795.00	
18	1502 Contingency (may not exceed 8% if line 19)						
19	Amount of Annual Grant (Sum of lines 2-18)	\$0.00				\$0.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages

Replacement Housing Fund (RHF) CT26R015501-01

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

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHAWIDE								
Mod Used for Development	Replacement Reserve Acquisition of New Housing	1498	\$17,795.00					\$17,795.00
	Subtotal	1498	\$17,795.00					\$17,795.00

* to be completed at the end of the program year.

**Annual Statement/Performance
and Evaluation Report**
Part 1: Summary
Replacement Housing Fund (RHF)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26R01550102		FFY of Fund Approval 2002			
Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)					\$0.00	
3	1408 Management Improvements 1/					\$0.00	
4	1410 Administration 2/					\$0.00	
5	1411 Audit					\$0.00	
6	1415 Liquidated Damages					\$0.00	
7	1430 Fees and Costs					\$0.00	
8	1440 Site Acquisition					\$0.00	
9	1450 Site Improvement					\$0.00	
10	1460 Dwelling Structures					\$0.00	
11	1465 Dwelling Equipment - Nonexpendable					\$0.00	
12	1470 Nondwelling Structures					\$0.00	
13	1475 Nondwelling Equipment					\$0.00	
14	1485 Demolition					\$0.00	
15	1490 Replacement Reserve					\$0.00	
16	1495.1 Relocation Costs					\$0.00	
17	1498 Mod Used for Development	\$16,907.00				\$16,907.00	
18	1502 Contingency (may not exceed 8% if line 19)					\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$16,907.00				\$16,907.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
<small>1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.</small>							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

Annual Statement / Performance and Evaluation Report
 Replacement Housing Fund (RHF) CT26R01550102

U.S. Department of Housing
 and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Page

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
Modernization Used for Development	Replacement Reserve Acquisition of New Housing	1498	\$16,907.00				\$0.00	\$16,907.00
	<u>Subtotal</u>	<u>1498</u>	<u>\$16,907.00</u>				<u>\$0.00</u>	<u>\$0.00</u>

* to be completed at the end of the program year.

**Annual Statement/Performance
and Evaluation Report**
Part 1: Summary
Replacement Housing Fund (RHF)

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26R01550103		FFY of Fund Approval 2003			
Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)					\$0.00	
3	1408 Management Improvements 1/					\$0.00	
4	1410 Administration 2/					\$0.00	
5	1411 Audit					\$0.00	
6	1415 Liquidated Damages					\$0.00	
7	1430 Fees and Costs					\$0.00	
8	1440 Site Acquisition					\$0.00	
9	1450 Site Improvement					\$0.00	
10	1460 Dwelling Structures					\$0.00	
11	1465 Dwelling Equipment - Nonexpendable					\$0.00	
12	1470 Nondwelling Structures					\$0.00	
13	1475 Nondwelling Equipment					\$0.00	
14	1485 Demolition					\$0.00	
15	1490 Replacement Reserve					\$0.00	
16	1495.1 Relocation Costs					\$0.00	
17	1498 Mod Used for Development	\$16,907.00				\$16,907.00	
18	1502 Contingency (may not exceed 8% if line 19)					\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$16,907.00				\$16,907.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
<p>1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.</p>							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

Annual Statement / Performance and Evaluation Report
 Replacement Housing Fund (RHF) CT26R01550102
Part II: Supporting Page

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

ANSONIA HOUSING AUTHORITY

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
Modernization Used for Development	Replacement Reserve Acquisition of New Housing	1498	\$16,907.00				\$0.00	\$16,907.00
	<u>Subtotal</u>	<u>1498</u>	<u>\$16,907.00</u>				<u>\$0.00</u>	<u>\$0.00</u>

* to be completed at the end of the program year.

**Five Year Action Plan
Part 1: Summary
Capital Fund Program (CFP)**

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Office of Public and Indian Housing

PHA/IHA Name ANSONIA HOUSING AUTHORITY 36 Main Street Ansonia, CT 06401		<input checked="" type="checkbox"/> ORIGINAL REVISION NO. _____			
A. Development Number / Name/ Physical Improvements	Year 1: FFY 2002	year 2: FFY 2003	year 3: FFY 2004	year 4: FFY 2005	year 5: FFY 2006
PHA-WIDE	SEE ANNUAL STATEMENT	35,000	35,000	32,800	32,800
15-1, RIVERSIDE APARTMENTS		160,218	160,218	125,200	125,200
15-2, JOHN J. STEVENS APARTMENTS		13,000	13,000	58,767	58,767
15-3, MONSIGNOR HYNES APARTMENTS		42,000	42,000	66,400	66,400
B. Physical Improvements Subtotal		<i>250,218</i>	<i>250,218</i>	<i>283,167</i>	<i>283,167</i>
C. Management Improvements		66,330	66,330	69,200	69,200
D. PHA - Wide Nondwelling Structures and Equipment		90,000	90,000	73,133	73,133
E. Administration		47,150	47,150	49,200	49,200
F. Other		33,000	33,000	35,000	35,000
G. Replacement Reserve					
H. TOTAL CFP FUNDS		<i>486,698</i>	<i>486,698</i>	<i>509,700</i>	<i>509,700</i>
I. Total Non-CFP Funds		0	0	0	0
J. GRAND TOTAL		<i>486,698</i>	<i>486,698</i>	<i>509,700</i>	<i>509,700</i>
Signature of Executive Director and Date X Mr. Harish Krishnarao		Signature of Public Housing Director/ Office of Native American Programs Administrator and Date X Mr. John Carella			

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp 7/31/95)

ANSONIA HOUSING AUTHORITY

YEAR 1: FFY 2002	YEAR 2 FFY: 2003			YEAR 3 FFY: 2004		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	CT 15 - 1, RIVERSIDE APARTMENTS Upgrade Playgrounds Repair / Replace Mechanical/ Electrical stotage doors	165	160,218	CT 15-1, RIVERSIDE APARTMENTS Stair & Side walk repair Service / Security Building upgrade	165	160,218
	CT 15 - 2, JOHN J. STEVENS APARTMENTS Handicap accesible unit shortfall	32	13,000	CT 15 - 2, JOHN J. STEVENS APARTMENTS Replace floors in apartments, pant units.	34	13,000
	CT 15 - 3, MONSIGNOR HYNES APARTMENTS Paint and Upgrade all units	74	42,000	CT 15 - 3, MONSIGNOR HYNES APARTMENTS Replace cabinets and kitchen appliances in Community Center	74	42,000
	PHA-WIDE Site Improvements appliances	271	35,000	PHA-WIDE Site Improvements Appliances	273	35,000
	Subtotal of Estimated Cost		250,218	Subtotal of Estimated Cost		250,218

YEAR 1: FFY 2002	YEAR 4 FFY: 2005			YEAR 5 FFY: 2006		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	CT 15-1, RIVERSIDE APARTMENTS			CT 15-1, RIVERSIDE APARTMENTS		
	Stair repair	165	125,200	Stair Handrail Repair	165	125,200
	Service / Security Building upgrade			Repair missing/damaged metal stair nosings and stairwell vinyl treads shortfall		
				Remove/Replace aluminum windows in 11 units		
			Electrical Systems Upgrade			
	CT 15 - 2, JOHN J. STEVENS APARTMENTS			CT 15 - 2, JOHN J. STEVENS APARTMENTS		
		34	58,767	Retrofit common area, and front and rear of apartment 33 for handicap acces	34	58,767
	CT 15 - 3, MONSIGNOR HYNES APARTMENTS			CT 15 - 3, MONSIGNOR HYNES APARTMENTS		
	Revamp Unit AC/DC Battery Backup Detector	74	66,400	Water Heater Repair Shortfall	74	66,400
	Emergency Lighting, Exterior lighting			Reroute main soil line in Building #4 180 degrees		
				Hall Lighting Improvement		
	PHA-WIDE			PHA-WIDE		
	Site Improvements	273	32,800	Site Improvements	273	32,800
	Appliances			Appliances		
	Subtotal of Estimated Cost		283,167	Subtotal of Estimated Cost		283,167

Part III: Supporting Pages
Management Needs Work Statement(s)

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Exp 7/31/95)

ANSONIA HOUSING AUTHORITY

YEAR 1: FFY 2002	YEAR 2 FFY: 2003			YEAR 3 FFY: 2004		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	PHA WIDE			PHA WIDE		
	Staff Training	100%	11,000	Staff Training	100%	11,000
	Part-time Security Guards Salary	2 People	25,000	Part-time Security Guards Salary	2 People	25,000
	Community Centers	100%	27,330	Community Centers	100%	27,330
	Software Upgrade	100%	3,000	Software Upgrade	100%	3,000
	Subtotal of Estimated Cost		66,330	Subtotal of Estimated Cost		66,330

Part III: Supporting Pages

Management Needs Work Statement(s)

Capital Fund Program (CFP)

ANSONIA HOUSING AUTHORITY

YEAR 1: FFY 2002	YEAR 4 FFY: 2005			YEAR 4 FFY: 2006		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Costs
SEE ANNUAL STATEMENT	PHA WIDE Staff Training	100%	18,400	PHA WIDE Staff Training	100%	20,000
	Security Guard Salary	2 People	25,000	Security Guard Salary	2 People	25,600
	Community Centers	100%	15,800	Community Centers	100%	12,600
	Software Upgrade	100%	10,000	Software Upgrade	100%	11,000
	Subtotal of Estimated Cost		69,200	Subtotal of Estimated Cost		69,200

**ATTACHMENT R
RESIDENT ASSESSMENT (RASS) FOLLOW-UP PLAN**

SAFETY

- 1. The Housing Authority's approaches to making people feel safe.**
 - a. AHA has implemented a new pilot program with the Ansonia Police Department to work directly with AHA staff and security personnel, and provide a greater, more visible police presence at all of our public housing complexes.**
 - b. We have implemented new techniques regarding community policing at the AHA. This allows police officers to walk with AHA security throughout our complexes, whereby the police officers get to know our residents individually. The approach appears to be paying off. We see more cooperation between staff, police and our residents.**

- 2. The Housing Authority's approaches to making people feel safe and secure in their own homes.**
 - a. Senior staff people meet weekly to discuss any safety concerns or activity at the developments. We are reviewing and inspecting all locking devices in an effort to report and replace all defective locking devices.**
 - b. Better communication is developing between staff and residents through senior managers' attendance of monthly resident meetings, where concerns are heard and responded to.**
 - c. Improve police and security effectiveness by increasing presence and patrolling during varying hours.**
 - d. Improve staff visibility by conducting of frequent walk-through for each development.**

- 3. The Housing Authority's approaches to making people feel safe by improving poor lighting.**
 - a. Security has been instructed to report anytime a light is out.**
 - b. Maintenance has been instructed to report and fix all broken lighting.**
 - c. Residents have been instructed to notify the main office when lights are out.**
 - d. Modernization department will review whether more lighting can and should be installed in exterior and porch areas.**

- 4. The Housing Authority's approaches to making people feel safe by adequate screening of potential tenants.**
 - a. Housing Authority performs a criminal history check from the State's database for all applicants, as well as a credit report which also indicates**

- known arrests and/or convictions, evictions, and poor rental or payment histories.
- b. When available or necessary, local, out-of-state and federal checks are also performed.
 - c. The LIPH Admissions and Continued Occupancy Plan is being reviewed and will be updated to provide strict written policies outlining causes of denial and/or termination of tenancy, and time frames for denial of applicants for various causes.
5. The Housing Authority's approaches to make people feel safe through educational seminars to alert residents of existing crime prevention programs.
- a. Staff attending resident meetings to open communication for resident input into safety issues.
 - b. AHA will hold security and/or crime prevention meetings with the local police. This has already been implemented and is a large success. Resident representatives may be asked to attend to provide input in the future.

NEIGHBORHOOD APPEARANCE

1. The Housing Authority's approaches to improve our residents' perceptions of their homes.
 - a. AHA is reviewing the feasibility of purchasing or leasing a portable toilet in an effort to deter public urination and defecation in stairwells, walkways and hallways
 - b. Resident meetings, questionnaires or surveys may be conducted to determine their concerns and perceptions on these issues.
 - c. Residents have been notified to remove all trash from stairwells and balconies outside their units, and AHA maintenance staff will remove garbage or belongings from these areas at resident expense if not maintained.
 - d. The number of maintenance staff has been increased to improve site conditions.
2. The Housing Authority's approaches to improve our residents' perception of the exterior of their buildings.
 - a. All balconies are power washed on a routine and as-needed basis.
 - b. Maintenance staff conducts a walk through and notes each development's condition daily, and allots time and staff as required to keep grounds and buildings clean.
 - c. Security personnel report any unusual or notably poor conditions.
 - d. Graffiti is removed within 24 hours.

- e. **Additional dumpsters or more frequent trash pickup is being looked into to decrease garbage collecting around the dumpster areas and decrease rodent activity.**
 - f. **A litter vacuum is being procured which will significantly improve pickup of even small debris such as broken glass, and will dramatically decrease the time and staff needed to clean a development thoroughly. This vacuum can be used as frequently as required to keep the developments clean.**
- 3. The Housing Authority's approaches to improving our residents' perceptions of parking areas.**
- a. **A contract has been entered into for removal of abandoned cars.**
 - b. **Security has been notified to keep written reports on all vehicles that appear abandoned.**
 - c. **Logs are maintained by security personnel regarding abandoned cars, trash, or glass or anything that is potentially dangerous in common and parking areas.**
- 4. The Housing Authority's approach to improving our residents' perceptions of unnecessary noise.**
- a. **Grievance hearings are conducted frequently, addressing all complaints regarding tenants who do not abide by the provisions of their lease. Residents are held accountable for the conduct of their household members as well as their guests.**
 - b. **All tenants who do not respect the quiet enjoyment of the other tenants are placed under eviction.**
- 5. The Housing Authority's approaches to improving our residents' perceptions of pest control.**
- a. **Work orders are reviewed daily and on a weekly basis for completion, with pest control and infestation issues given high priority.**
 - b. **Residents will receive educational information on what they may be able to do to aide in pest and infestation prevention.**
- 6. The Housing Authority's approaches to improving our residents' perceptions of trash and litter problems.**
- a. **Unit turn-around has been improved through increased staffing.**
 - b. **A full-time groundskeeper has been employed and is visible and onsite at developments every day.**

