

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Seymour Housing Authority

PHA Number: CT035

PHA Fiscal Year Beginning: (mm/yyyy) 01/01/2005

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
 Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units: 80

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The PHA's mission is: (state mission here)

Seymour Housing Authority MISSION STATEMENT

It is the mission of the Housing Authority of the Town of Seymour to: affirmatively further fair housing; assist low and moderate-income families to meet their housing or housing assistance needs; provide safe, decent, and affordable housing; and, to advocate and promote housing opportunities in the rental, homeownership, and assisted living affordable housing markets for the Seymour community and the jurisdiction for which it serves.

PUBLIC HOUSING MISSION STATEMENT

The mission of the Housing Authority of the Town of Seymour is to assist low and moderate-income families with safe, decent, and affordable housing opportunities. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority is committed to provide a stable social environment by encouraging and fostering group activities for the senior citizen residents. The Housing Authority endeavors to provide opportunities for its residents in senior housing to live independently. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

The clients that Seymour Housing serves are essential components in providing a safe, peaceful, and enjoyable living environment. The Housing Authority has adopted Policy to provide responsible screening techniques, and specific eviction procedures as allowed by federal, state, and local Laws. The Housing Authority has installed and maintains crime deterrent hardware at its complexes. The Housing Authority encourages its residents to act in a responsible manner and to act as a community in solving problems that may arise from time to time by reporting nuisance behavior and criminal or drug related incidents to the Authority and the Seymour Police Department. The Housing Authority believes that its clients are the best solution in these matters. By working together with the proper authorities to resolve these issues, the clients themselves are empowered to maintain a healthy and peaceful rental and living environment.

It is the mission of the Seymour Housing Authority to provide safe, decent, and affordable housing to its community. To assist us in achieving that goal the U.S. Department of Housing and Urban Development (HUD) has implemented President Clinton's "One Strike and You're Out" Policy through enacting the 1996 "Extender Act". HUD has also adopted as a final rule on May 24, 2001 the revised 24 CFR Parts 5 et al. In accordance with provision of the 1996 Extender Act, and 24 CFR Parts 5 Subsection 960 et al the Seymour Housing Authority will deny occupancy to, and take aggressive action to evict tenants in its Federally subsidized or financed Public Housing on the basis of illegal drug related activities, has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing, any member of household is subject to a lifetime registration requirement under a State sex offender registration, and alcohol abuse when such abuse leads to behavior that threatens the health and safety or peaceful enjoyment of the premises by other residents.

The Housing Authority of the Town of Seymour is dedicated to effectively maintain the property in its housing stock. To that extent, a schedule of preventive maintenance program is followed. This preventive program allows the Authority to anticipate maintenance requirements and make sure the Authority can address them in the most cost-effective manner. The preventive maintenance program focuses on the major systems that keep the properties operating. These systems include heating and air conditioning, electrical, life safety and plumbing. Additionally, the Housing Authority performs annual dwelling inspections and periodic systems inspections. This commitment to maintenance concerns ensures that the Housing Authority maintains safe decent housing for its clients.

The Seymour Housing Authority, (SHA) is committed to operate its programs in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, SHA will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

The Seymour Housing Authority is experiencing leasing issues due to the high number of efficiency apartments available to seniors. This is as a result of the newer complexes entering the market offering all one bedroom dwelling units. Based on a market survey, we have outlined a three-phased plan involving the construction of a new fifty-eight unit elderly complex comprised of all one bedroom dwelling units. We intend to return to our existing complex and decrease density by remodeling our 60 efficiency dwelling units by combining two one room apartments into one one bedroom dwelling units. We would thereby reduce our 80-unit complex to a 50-unit development comprising all one-bedroom apartments. The Town of Seymour has leased a building site to the Seymour Housing Authority providing we receive funding by January 2006.

PHA Goal: Increase assisted housing choices

Objectives:

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

The Seymour Housing Authority will continue its quest to obtain a Section 8 program by applying to HUD. In the coming five years we will develop a program and attempt to acquire the 65 units being administered by a neighboring town.

It is a goal to establish the Seymour Housing Authority as a household name in the community, as the low-income elderly housing provider of choice by continuing to implement the goals

described in this document.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - 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

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

The Seymour Housing Authority has applied to HUD for ROSS Grant funding to provide a Resident Services Coordinator Program. This three-year program will provide services and linkages to services for the Seymour Housing Authority's elderly population. The Seymour Housing Authority houses approximately 358 people in its housing stock, of which 269 are adults and 89 children under the age of 18. Of the total housing authority population, 38% are elderly and/or disabled. 12% of the total population qualifies as Young Disabled Residents. To examine the situation further, 32% of Seymour Housing Authority's residents' incomes are at or below poverty level. Providing a Resident Services Coordinator would increase the senior and young disabled residents' opportunity for self-sufficiency and improve the opportunity to age in place, without the need for long term care facilities. The ROSS RSDM – elderly is designed to work with a wide range of community partners. The program was strategically formulated to promote and meet the needs of residents as well as to educate the greater community about the housing authority and its population in order to dissipate negative stereotypes that cause discrimination and otherwise adversely effect those who live in, or desire to apply for, public housing.

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

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

Section 808(e)(5) Compliance Affirmatively Furthering Fair Housing

The Seymour Housing Authority is not located in an enterprise zone. Therefore, the State of Connecticut's Consolidated Plan is used as the source for compliance in matters of planning. The State of Connecticut developed an Analysis of Impediments which include:

1. Limited State funding for affordable housing development efforts
2. The need for additional training and resources for fair housing monitoring and enforcement
3. Lack of technical support to local housing groups and other customers regarding application of fair housing requirements
4. Market conditions that impact the effectiveness of the Rental Assistance Program because of the low rent levels allowed under the program, the high percentage of income tenants are required to pay for rent, and the program's overall level of funding
5. Lack of feasible funding applications by housing developers that prioritize fair housing according to the allocation schemes of state housing funding including the Low Income Housing Tax Credit allocation plan
6. The need for additional CDBG program monitoring in the area of fair housing,
7. Lack of planning funds to support developers in communities where opposition to fair housing delays projects to the point of unfeasibility
8. Limited mass transportation throughout the State,
9. Need of funding for fair housing testing and mobility counseling programs, and
10. Finally the knowledge of state employees regarding fair housing laws and responsibilities was extremely low

State of Connecticut Analysis of Impediment Recommendations:

The State strategy includes the following objectives:

1. Expand training across agency lines of state employees in the area of fair housing
2. Fair housing outreach and education activities

3. Monitoring and enforcement of fair housing laws and policies
4. Infrastructure and other improvements to promote diverse communities
5. Increasing the supply of affordable housing
6. Increasing housing access for protected classes

Seymour Housing Authority Strategy

The Seymour Housing Authority employs an Executive Director whose position description includes the responsibilities of the Authority's Fair Housing Officer. This individual has been trained in the areas of fair housing opportunity, creating diversity in population across a broad range of race and income, and providing an outreach effort. In an effort to promote and secure fair and affordable housing the Seymour Housing Authority has developed its own comprehensive agency plan to provide solutions to the concerns identified in the State Consolidated Plan relative to impediments or barriers to Fair Housing. The Seymour Housing Authority operates its programs as required by State and Federal Guidelines, and by its nature complies with many regulated Fair Housing requirements. In conjunction with federal and state findings and mandates, the Seymour Housing Authority seeks to overcome the effects of impediments to fair housing, remedy discrimination and promote fair housing rights and choices.

Actions Taken:

1. The obvious benefit to the promotion program will be to establish the Seymour Housing Authority as a household name in the community, as the low-income elderly housing provider of choice.
2. Through the continual efforts to improve its housing stock, the Seymour Housing Authority addresses the high cost associated with developing affordable housing. The existing stock could not affordably be replaced. Neither HUD nor the State of Connecticut has affordable housing production funds available for Housing Authorities. This funding has been absent for many years. As a result the Housing Authority is forced to be creative and reach out to other sources of funding such as CHFA, Low Income Housing Tax Credits, the Connecticut Housing Tax Credit Contribution funds, and State Bonding.
3. New construction and rehabilitation of existing stock provides the opportunity to create ADA and Section 504 compliant housing stock.
4. Certainly the success of the Seymour Housing Authority's efforts will ensure long-term viability of its programs. Thirty-two percent (32%) of our housing stock is occupied by households with incomes at or below poverty levels. This documents our effectiveness to accommodate low-income needs of our community.
5. As a Housing Authority, our regulatory over-site partners, HUD and DECD require program and management policy to administer our programs and house individuals

without discrimination based on race, National Origin, color, creed, family or familial status, religion, or source of legal income. Policy and procedure is in place to ensure this requirement and staff is continuously trained regarding matters of discrimination, promotion and best practices.

6. Our affirmative marketing plan includes minority community contacts and advertising strategies that address the issues raised by the States Consolidated Plan. We will continue our efforts to affirmatively market our housing stock.

Overall, The Seymour Housing Authority seeks to provide housing and related services that will meet and exceed issues identified through the A.I. With increased expenses and the expanding decrease in customary housing and social services funds, the Housing Authority creatively problem solves to further develop strategies focused upon remedies for fair housing issues. With this in mind, new and extraordinary collaborations have been formed, programs have been re-designed, resident involvement increased, and all matters of housing approached in a comprehensive manner.

Other PHA Goals and Objectives: (list below)

We have adopted the following goals and objectives for the next five years.

MANAGEMENT ISSUES

Management Goals

1. Manage the Seymour Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Seymour Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Management Objectives

1. HUD shall recognize the Seymour Housing Authority as a high performer through December 31, 2009. To accomplish this the Seymour Housing Authority will provide training to its staff in all areas of management. We will continue to inspect our units as required by the HUD Uniform Physical Condition Standards. Emphasis will be given to maintain dwelling unit turn around to average under twenty-days. Maintenance will be directed to average work order completion in under twenty-days. Emergencies work items will be completed within twenty-four hours. Financial reporting will be completed timely. We believe by performing in a manner consistent with the goals listed above that customer satisfaction will be scored highly.
2. The Seymour Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2009.

3. By December 31, 2009, the Seymour Housing Authority shall have a waiting list of sufficient size so we can fill our public housing units within 20 days of vacancy. Applying various marketing techniques including pre-occupancy and group applicant meetings, attendance at community functions, advertising on public television, mailings and strategically placing ads in newspapers will achieve this.
4. The Seymour Housing Authority shall continue to maintain the percentage of rents uncollected below 3% of rents charged through December 31, 2009. Collection in the senior housing has never been a problem. We do have procedures in place to track unpaid rent and provide for adequate collection through court action as necessary.
5. The Seymour Housing Authority shall continue to sustain an occupancy rate of 97% through December 31, 2009. To accomplish this we will continue to fairly and affirmatively market our housing stock.
6. The Seymour Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. The Housing Authority budgets will include sufficient funds to provide adequate staff training to accomplish this goal.

All of the above is subject to appropriate funding levels to meet salary and employee benefit goals.

EXPANSION OF THE STOCK ISSUES

Housing Stock Goals

1. Adapt the Seymour Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our 1999 housing needs assessment as completed by Scott Kenny Associates. Develop a new 58 unit independent elderly complex to be located on Town property located at Pine Street leased to the Authority. After construction completion, rehabilitate the Federal elderly LIPH by combining efficiencies & creating an all one-bedroom complex comprised of 50 units. This would require a change in density from 80 units to 50 units. Also rehabilitate the State of Connecticut Elderly complex Norman Ray House by combining efficiencies & creating all one-bedroom units.
2. Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in the State's Consolidated Plan by following our management and affirmative marketing goals.
3. The Seymour Housing Authority has applied to HUD for ROSS Grant funding to provide a Resident Services Coordinator Program. This three-year program will provide services and linkages to services for the Seymour Housing Authority's elderly population. The Seymour

Housing Authority houses approximately 358 people in its housing stock, of which 269 are adults and 89 children under the age of 18. Of the total housing authority population, 38% are elderly and/or disabled. 12% of the total population qualifies as Young Disabled Residents. To examine the situation further, 32% of Seymour Housing Authority's residents' incomes are at or below poverty level. Providing a Resident Services Coordinator would increase the senior and young disabled residents' opportunity for self-sufficiency and improve the opportunity to age in place, without the need for long term care facilities.

4. The Seymour Housing Authority is endeavoring to bring an Assisted Living facility to Seymour. SHA Development Corp., a Seymour Housing Authority subsidiary will construct a 56-unit facility on property adjacent to the Rev. Callahan House providing that funding is made available from Connecticut Housing Finance Authority (CHFA).

Possible Objectives

1. The Seymour Housing Authority shall build or acquire 113 new elderly rental affordable housing units for the residents of our community by December 31, 2009. These units will be comprised of 56 units of assisted living housing and 58 independent elderly affordable dwelling units. This is providing the Seymour Housing Authority is able to fund these two projects through public funds or other sources including sale of notes or bonds, or Low Income Housing Tax Credit funds.
2. The Seymour Housing Authority shall seek to change the density of its existing elderly housing stock by decreasing the number of efficiency apartments and increasing the one bedroom stock. The results will be a more marketable housing stock to assist the community and to provide affordable elderly housing by December 31, 2009. This is providing the Seymour Housing Authority is able to construct replacement units and to secure rehabilitation funds through the Capital Fund Grant Program.
3. The Seymour Housing Authority will continue to apply to HUD for Section 8 Housing. Once granted the program, we will endeavor to keep occupancy above 97%. The Seymour Housing Authority has applied for 20 units of Section 8 subsidized units for disabled families and was turned down by HUD due to a HUD administrative error. Upward of sixty units of Section 8 Housing is being administered in our community by the Ansonia Housing Authority. The Town of Seymour is providing municipal services to the families in these units and the Housing Authority of the City of Ansonia is administering these units for fees. The Seymour Housing Authority seeks the financial stability of a Section 8 program so it may strengthen its own community-based services.

MARKETABILITY ISSUES

Marketability Goals

1. Enhance the marketability of the Seymour Housing Authority's public housing units.

2. Make Seymour Housing Authority public housing the affordable housing of choice for the very low-income residents of our community.

Marketability Objectives

1. The Seymour Housing Authority shall convert 40 efficiency units to one-bedroom units by December 31, 2009, in order to increase the marketability of our public housing units, providing funding is available and the first phases of our plan are obtained relative to the 58 unit new construction project.
2. The Seymour Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System. Sound maintenance and property management will achieve this goal.
3. The Seymour Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, keeping weeds in planting beds in check, trimming or removing overgrown plantings and trees, removing overgrown vegetation from chain-link fencing, and making the properties litter-free and other actions by December 31, 2009.
4. The Seymour Housing Authority shall become a more customer-oriented organization.
5. The Seymour Housing Authority shall continue to affirmatively market its housing stock by continuing to implement the marketing plan adopted December 31, 2001. Efforts to place public service ads on local television channels will be accomplished.

SECURITY ISSUES

Security Goals

1. Reduce crime in the public housing developments to a level equal to or less than their surrounding neighborhoods.
2. Develop strategies and tactics, in coordination with the Seymour Police Department, to combat crime in and around the Seymour Housing Authority's developments.
3. Establish working relationships with local service providers.
4. Install crime deterrent features in its buildings and dwelling units.
5. Network and educate residents in personal and building security.
6. Applicant screening is an important tool in the effort to achieve a safe community. We

will continue to aggressively screen our applicants.

Security Objectives

1. Continue the community block-watch program through December 31, 2009.
2. Provide a series of building security education meetings for residents and coordinate with block watch effort. Resource with Seymour Police Department and utilize Community Policing Officer to offer training to residents through December 2009.
3. Require security checks/screening and/or bonding of all Contractors through December 31, 2009.
4. The Seymour Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2009.
5. The Seymour Housing Authority continues to work with the memorandum of understanding between the jurisdiction's police force and this agency beginning in the year ending December 31, 2009. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
6. When necessary, the Seymour Housing Authority will identify and supply sufficient notice to individuals not welcome on the premises for reason of public nuisance behavior. This will be accomplished by maintaining a no-trespass list current with the Seymour Police Department.
7. The visiting nurse protocol requires attention. There are issues with visiting nurses gaining entry to the building by use of resident keys or being let in the building unconventionally by its residents. Meetings will be set up with various visiting nurse companies to inform and negotiate the importance of security at the Rev. Callahan House and Norman Ray House. This effort will be achieved by December 2005.
8. We will continue our screening efforts, which include Police background checks with local Police Departments. Additionally, our special arrangement with the Seymour Police Department and the FBI provides for criminal activity reporting from the National database, NCIC. We also check backgrounds with the Connecticut State Police. Other screening efforts include landlord and personal reference checks, credit checks, Public Housing background checks, and employment/income verification. These efforts will continue through 2009.

MAINTENANCE ISSUES

Maintenance Goals

1. Maintain the Seymour Housing Authority's real estate in a decent condition.

2. Deliver timely and high quality maintenance service to the residents of the Seymour Housing Authority.
3. The Seymour Housing Authority is proud of its 2002 physical inspection score of 99 on PHAS. We will continue to operate in a manner consistent with maintaining this level of scoring

Maintenance Objectives

1. The Seymour Housing Authority shall continue to have all of its units in compliance with the Uniform Physical Conditions Standards through December 31, 2009.
2. The Seymour Housing Authority shall continue to maintain its preventative maintenance plan through December 31, 2009.
3. The Seymour Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2009.
4. The Seymour Housing Authority shall maintain an average response time of 24 hours in responding to emergency work orders through December 31, 2009.
5. The Seymour Housing Authority shall maintain an average response time of 20 days in responding to routine work orders by December 31, 2006.
6. The Seymour Housing Authority shall continue to adequately plan for replacements of equipment, finishes, and fixtures through the Capital Fund Program to ensure the update and ongoing viability of systems in the Rev. Callahan House.

EQUAL OPPORTUNITY ISSUES

Equal Opportunity Goals

1. Operate the Seymour Housing Authority in full compliance with all Equal Opportunity laws and regulations.
2. The Seymour Housing Authority shall ensure equal treatment of all applicants, residents, employees and vendors.

Equal Opportunity Objectives

1. The Seymour Housing Authority shall mix its public housing development populations as much as possible ethnically, racially and income wise through affirmatively marketing its units.

FISCAL RESPONSIBILITY ISSUES

Fiscal Responsibility Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

Fiscal Responsibility Objectives

1. The Seymour Housing Authority shall strive to operate so that income exceeds expenses every year.
2. The Seymour Housing Authority shall maintain its operating reserves of at least 30 percent of routine expenditures between now and December 31, 2009.

PUBLIC IMAGE ISSUES

Possible Goals

1. Enhance the image of public housing in our community.

Possible Objectives

1. The Seymour Housing Authority's leadership shall speak to at least 2 civic, religious or fraternal groups a year between now and December 31, 2009 to explain how important they are to the community.
2. The Seymour Housing Authority shall endeavor to promote at least 3 positive stories a year in the local media about the Housing Authority or one of its residents.
3. The Seymour Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2009.

SUPPORTIVE SERVICE ISSUES

Supportive Service Goals

4. Improve access of public housing residents to services that improve quality of life.
5. Maximize the use of existing resources to provide "non-housing" services to the residents.
6. During recent research required for a HUD ROSS grant, the Seymour Housing Authority has

learned that the Chamber of Commerce recognizes the Seymour Housing Authority as the only social services agency in Seymour to assist low-income individuals.

Supportive Service Objectives

7. The Seymour Housing Authority will continue to foster new partnerships in order to enhance services to its residents by December 31, 2009.
8. All Seymour Housing Authority residents are elderly or disabled and as such are not involved in the TANF programs available in the State of Connecticut.
9. Seymour Housing Authority shall apply to at least two appropriate foundations for grant funds. These funds will allow for expanding our Resident Service Coordinator program. Should funding be granted, four phases of services or activities will be implemented. Phase one will be to research, assess and determine the needs of the population we are serving. Phase two will be to research, compose and publish a Service Provider Director. Phase three will be to begin program development by planning and introducing new and/or improved programs using data derived from prior research. And finally, Phase four will be the planning, implementation and continuing of the program through the use of collaborations and affiliations that provide in-kind, on-site services. Imperative to Phase four will be the constant search for additional funding to continue this service.
10. The Seymour Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 25% of the time by December 31, 2009.
11. The Seymour Housing Authority shall ensure that at least 3 supportive service opportunities are present for every public housing resident by December 31, 2009.
12. The Seymour Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals and objectives by December 31, 2009.
13. The Seymour Housing Authority will continue to encourage the resident organization to organize activities that enrich the lives of its resident body. It will assist financially where it can as long as appropriate funds are available and the reserve levels are maintained as required.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission. Some of the objectives will only be met if various Federal, State, and Local funding sources make funding possible.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a

comprehensive approach towards our goals and objectives and are consistent with the State of Connecticut Consolidated Plan.

Streamlined Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

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Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

EXECUTIVE SUMMARY

We have adopted the following goals and objectives for the next five years.

MANAGEMENT ISSUES

Management Goals

- d. Manage the Seymour Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.
2. Manage the Seymour Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Management Objectives

1. HUD shall recognize the Seymour Housing Authority as a high performer through December 31, 2009. To accomplish this the Seymour Housing Authority will provide training to its staff in all areas of management. We will continue to inspect our units as required by the HUD Uniform Physical Condition Standards. Emphasis will be given to maintain dwelling unit turn around to average under twenty-days. Maintenance will be directed to average work order completion in under twenty-days. Emergencies work items will be completed within twenty-four hours. Financial reporting will be completed timely. We believe by performing in a manner consistent with the goals listed above that customer satisfaction will be scored highly.
- e. The Seymour Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a six-month wait for housing by December 31, 2009.
- f. By December 31, 2009, the Seymour Housing Authority shall have a waiting list of sufficient size so we can fill our public housing units within 20 days of vacancy. Applying various marketing techniques including pre-occupancy and group applicant meetings, attendance at community functions, advertising on public television, mailings and strategically placing ads in newspapers will achieve this.
- g. The Seymour Housing Authority shall continue to maintain the percentage of rents uncollected below 3% of rents charged through December 31, 2009. Collection in the senior housing has never been a problem. We do have procedures in place to track unpaid rent and provide for adequate collection through court action as necessary.
- h. The Seymour Housing Authority shall continue to sustain an occupancy rate of 97% through December 31, 2009. To accomplish this we will continue to fairly and affirmatively market our housing stock.
6. The Seymour Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. The Housing Authority budgets will include sufficient funds to provide adequate staff training to accomplish this goal.

All of the above is subject to appropriate funding levels to meet salary and employee benefit goals.

EXPANSION OF THE STOCK ISSUES

Housing Stock Goals

1. Adapt the Seymour Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our 1999 housing needs assessment as completed by Scott Kenny Associates. Develop a new 58 unit independent elderly complex to be located on Town property located at Pine Street leased to the Authority. After construction completion, rehabilitate the Federal elderly LIPH by combining efficiencies & creating an all one-bedroom complex comprised of 50 units. This would require a change in density from 80 units to 50 units. Also rehabilitate the State of Connecticut Elderly complex Norman Ray House by combining efficiencies & creating all one-bedroom units.
2. Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in the State's Consolidated Plan by following our management and affirmative marketing goals.
3. The Seymour Housing Authority has applied to HUD for ROSS Grant funding to provide a Resident Services Coordinator Program. This three-year program will provide services and linkages to services for the Seymour Housing Authority's elderly population. The Seymour Housing Authority houses approximately 358 people in its housing stock, of which 269 are adults and 89 children under the age of 18. Of the total housing authority population, 38% are elderly and/or disabled. 12% of the total population qualifies as Young Disabled Residents. To examine the situation further, 32% of Seymour Housing Authority's residents' incomes are at or below poverty level. Providing a Resident Services Coordinator would increase the senior and young disabled residents' opportunity for self-sufficiency and improve the opportunity to age in place, without the need for long term care facilities.
 - i. The Seymour Housing Authority is endeavoring to bring an Assisted Living facility to Seymour. SHA Development Corp., a Seymour Housing Authority subsidiary will construct a 56-unit facility on property adjacent to the Rev. Callahan House providing that funding is made available from Connecticut Housing Finance Authority (CHFA).

Possible Objectives

1. The Seymour Housing Authority shall build or acquire 113 new elderly rental affordable housing units for the residents of our community by December 31, 2009. These units will be comprised of 56 units of assisted living housing and 58 independent elderly affordable dwelling units. This is providing the Seymour Housing Authority is able to fund these two projects through public funds or other sources including sale of notes or bonds, or Low Income Housing Tax Credit funds.
2. The Seymour Housing Authority shall seek to change the density of its existing elderly housing stock by decreasing the number of efficiency apartments and increasing the one bedroom stock. The results will be a more marketable housing stock to assist the community and to provide affordable elderly housing by December 31, 2009. This is providing the Seymour Housing Authority is able to construct replacement units and to secure rehabilitation funds through the Capital Fund Grant Program.
3. The Seymour Housing Authority will continue to apply to HUD for Section 8 Housing. Once granted the program, we will endeavor to keep occupancy above 97%. The Seymour Housing Authority has applied for 20 units of Section 8 subsidized units for disabled families and was turned down by HUD due to a HUD administrative error. Upward of sixty units of Section 8 Housing is being administered in our community by the Ansonia Housing Authority. The Town of Seymour is providing municipal services to the families in these units and the Housing Authority of the City of Ansonia is administering these units for fees. The Seymour Housing Authority seeks the financial stability of a Section 8 program so it may strengthen its own community-based services.

MARKETABILITY ISSUES

Marketability Goals

1. Enhance the marketability of the Seymour Housing Authority's public housing units.
2. Make Seymour Housing Authority public housing the affordable housing of choice for the very low-income residents of our community.

Marketability Objectives

1. The Seymour Housing Authority shall convert 40 efficiency units to one-bedroom units by December 31, 2009, in order to increase the marketability of our public housing units, providing funding is available and the first phases of our plan are obtained relative to the 58 unit new construction project.
2. The Seymour Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System. Sound maintenance and property management will achieve this goal.
3. The Seymour Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, keeping weeds in planting beds in check, trimming or removing overgrown plantings and trees, removing overgrown vegetation from chain-link fencing, and making the properties litter-free and other actions by December 31, 2009.
4. The Seymour Housing Authority shall become a more customer-oriented organization.
- j. The Seymour Housing Authority shall continue to affirmatively market its housing stock by continuing to implement the marketing plan adopted December 31, 2001. Efforts to place public service ads on local television channels will be accomplished.

SECURITY ISSUES

Security Goals

1. Reduce crime in the public housing developments to a level equal to or less than their surrounding neighborhoods.
2. Develop strategies and tactics, in coordination with the Seymour Police Department, to combat crime in and around the Seymour Housing Authority's developments.
3. Establish working relationships with local service providers.
- k. Install crime deterrent features in its buildings and dwelling units.
- l. Network and educate residents in personal and building security.
- m. Applicant screening is an important tool in the effort to achieve a safe community. We will continue to aggressively screen our applicants.

Security Objectives

1. Continue the community block-watch program through December 31, 2009.
2. Provide a series of building security education meetings for residents and coordinate with block watch effort. Resource with Seymour Police Department and utilize Community Policing Officer to offer training to residents through December 2009.
3. Require security checks/screening and/or bonding of all Contractors through December 31, 2009.
4. The Seymour Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2009.
5. The Seymour Housing Authority continues to work with the memorandum of understanding between the jurisdiction's police force and this agency beginning in the year ending December 31, 2009. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
 - n. When necessary, the Seymour Housing Authority will identify and supply sufficient notice to individuals not welcome on the premises for reason of public nuisance behavior. This will be accomplished by maintaining a no trespass list current with the Seymour Police Department.
 - o. The visiting nurse protocol requires attention. There are issues with visiting nurses gaining entry to the building by use of resident keys or being let in the building unconventionally by its residents. Meetings will be set up with various visiting nurse companies to inform and negotiate the importance of security at the Rev. Callahan House and Norman Ray House. This effort will be achieved by December 2005.
 - p. We will continue our screening efforts, which include Police background checks with local Police Departments. Additionally, our special arrangement with the Seymour Police Department and the FBI provides for criminal activity reporting from the National database, NCIC. We also check backgrounds with the Connecticut State Police. Other screening efforts include landlord and personal reference checks, credit checks, Public Housing background checks, and employment/income verification. These efforts will continue through 2009.

MAINTENANCE ISSUES

Maintenance Goals

1. Maintain the Seymour Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Seymour Housing Authority.
3. The Seymour Housing Authority is proud of its 2002 physical inspection score of 99 on PHAS. We will continue to operate in a manner consistent with maintaining this level of scoring

Maintenance Objectives

1. The Seymour Housing Authority shall continue to have all of its units in compliance with the Uniform Physical Conditions Standards through December 31, 2009.
2. The Seymour Housing Authority shall continue to maintain its preventative maintenance plan through December 31, 2009.

3. The Seymour Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2009.
4. The Seymour Housing Authority shall maintain an average response time of 24 hours in responding to emergency work orders through December 31, 2009.
5. The Seymour Housing Authority shall maintain an average response time of 20 days in responding to routine work orders by December 31, 2006.
- q. The Seymour Housing Authority shall continue to adequately plan for replacements of equipment, finishes, and fixtures through the Capital Fund Program to ensure the update and ongoing viability of systems in the Rev. Callahan House.

EQUAL OPPORTUNITY ISSUES

Equal Opportunity Goals

1. Operate the Seymour Housing Authority in full compliance with all Equal Opportunity laws and regulations.
2. The Seymour Housing Authority shall ensure equal treatment of all applicants, residents, employees and vendors.

Equal Opportunity Objectives

1. The Seymour Housing Authority shall mix its public housing development populations as much as possible ethnically, racially and income wise through affirmatively marketing its units.

FISCAL RESPONSIBILITY ISSUES

Fiscal Responsibility Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

Fiscal Responsibility Objectives

1. The Seymour Housing Authority shall strive to operate so that income exceeds expenses every year.
2. The Seymour Housing Authority shall maintain its operating reserves of at least 30 percent of routine expenditures between now and December 31, 2009.

PUBLIC IMAGE ISSUES

Possible Goals

1. Enhance the image of public housing in our community.

Possible Objectives

1. The Seymour Housing Authority's leadership shall speak to at least 2 civic, religious or fraternal groups a year between now and December 31, 2009 to explain how important they are to the community.
2. The Seymour Housing Authority shall endeavor to promote at least 3 positive stories a year in the local media

about the Housing Authority or one of its residents.

3. The Seymour Housing Authority shall implement an outreach program to inform the community of what good managers of the public's dollars the Housing Authority is by December 31, 2009.

SUPPORTIVE SERVICE ISSUES

Supportive Service Goals

1. Improve access of public housing residents to services that improve quality of life.
2. Maximize the use of existing resources to provide "non-housing" services to the residents.
3. During recent research required for a HUD ROSS grant, the Seymour Housing Authority has learned that the Chamber of Commerce recognizes the Seymour Housing Authority as the only social services agency in Seymour to assist low-income individuals.

Supportive Service Objectives

1. The Seymour Housing Authority will continue to foster new partnerships in order to enhance services to its residents by December 31, 2009.
2. All Seymour Housing Authority residents are elderly or disabled and as such are not involved in the TANF programs available in the State of Connecticut.
3. Seymour Housing Authority shall apply to at least two appropriate foundations for grant funds. These funds will allow for expanding our Resident Service Coordinator program. Should funding be granted, four phases of services or activities will be implemented. Phase one will be to research, assess and determine the needs of the population we are serving. Phase two will be to research, compose and publish a Service Provider Director. Phase three will be to begin program development by planning and introducing new and/or improved programs using data derived from prior research. And finally, Phase four will be the planning, implementation and continuing of the program through the use of collaborations and affiliations that provide in-kind, on-site services. Imperative to Phase four will be the constant search for additional funding to continue this service.
4. The Seymour Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization to 25% of the time by December 31, 2009.
5. The Seymour Housing Authority shall ensure that at least 3 supportive service opportunities are present for every public housing resident by December 31, 2009.
6. The Seymour Housing Authority shall assist its resident organizations in strengthening their organizations and helping them develop their own mission statement, goals and objectives by December 31, 2009.
- r. The Seymour Housing Authority will continue to encourage the resident organization to organize activities that enrich the lives of its resident body. It will assist financially where it can as long as appropriate funds are available and the reserve levels are maintained as required.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission. Some of the objectives will only be met if various Federal, State, and Local funding sources make funding possible.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the State of Connecticut Consolidated Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	16		
Extremely low income <=30% AMI	12	75%	
Very low income (>30% but <=50% AMI)	4	25%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	N/A	N/A	
Elderly families	13	81.25%	
Families with Disabilities	3	18.75%	
Race/ethnicity	16	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	15	93.75%	15
1 BR	1	6.25%	1
2 BR			
3 BR			
4 BR			
4+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> 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			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

Meet HUD federal targeting requirements of housing 40% of families at or below 30% of AMI in public housing

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)

Tenant Selection and Occupancy Policy adopts HUD Income Limits for occupancy as standard not to exceed.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Affirmatively Furthering Fair Housing

The Seymour Housing Authority is not located in an enterprise zone. Therefore, the State of Connecticut's Consolidated Plan is used as the source for compliance in matters of planning. The State of Connecticut developed an Analysis of Impediments which include:

- a. Limited State funding for affordable housing development efforts
- b. The need for additional training and resources for fair housing monitoring and enforcement
- c. Lack of technical support to local housing groups and other customers regarding application of fair housing requirements
- d. Market conditions that impact the effectiveness of the Rental Assistance Program because of the low rent levels allowed under the program, the high percentage of income tenants are required to pay for rent, and the program's overall level of funding
- e. Lack of feasible funding applications by housing developers that prioritize fair housing according to the allocation schemes of state housing funding including the Low Income Housing Tax Credit allocation plan
- f. The need for additional CDBG program monitoring in the area of fair housing,
- g. Lack of planning funds to support developers in communities where opposition to fair housing delays projects to the point of unfeasibility
- h. Limited mass transportation throughout the State,
- i. Need of funding for fair housing testing and mobility counseling programs, and
- j. Finally the knowledge of state employees regarding fair housing laws and responsibilities was extremely low

State of Connecticut Analysis of Impediments Recommendations:

The State strategy includes the following objectives:

- k. Expand training across agency lines of state employees in the area of fair housing
- l. Fair housing outreach and education activities
- m. Monitoring and enforcement of fair housing laws and policies
- n. Infrastructure and other improvements to promote diverse communities
- o. Increasing the supply of affordable housing
- p. Increasing housing access for protected classes

Seymour Housing Authority Strategy

The Seymour Housing Authority employs an Executive Director whose position description includes the responsibilities of the Authority's Fair Housing Officer. This individual has been trained in the areas of fair housing opportunity, creating diversity in population across a broad range of race and income, and providing an outreach effort. In an effort to promote and secure fair and affordable housing the Seymour Housing Authority has developed its own comprehensive agency plan to provide solutions to the concerns identified in the State Consolidated Plan relative to impediments or barriers to Fair Housing. The Seymour Housing Authority operates its programs as required by State and Federal Guidelines, and by its nature complies with many regulated Fair Housing requirements. In conjunction with federal and state findings and mandates, the Seymour Housing Authority seeks to overcome the effects of impediments to fair housing, remedy discrimination and promote fair housing rights and choices.

- a. Continue efforts to improve existing affordable housing stock as outlined in the Seymour Housing Authority's Agency Plan. Rent Roll research of household income levels would document the fact that thirty-two percent (32%) of our residents are at or below poverty income levels.
- b. Adapt the Seymour Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our 1999 housing needs assessment as completed by Scott Kenny Associates. Develop a new 58 unit independent elderly complex to be located on Town property located at Pine Street leased to the Authority. After construction completion, rehabilitate the Federal elderly LIPH by combining efficiencies & creating an all one-bedroom complex comprised of 50 units. This would require a change in density from 80 units to 50 units. Also rehabilitate the State of Connecticut Elderly complex Norman Ray House by combining efficiencies & creating all one-bedroom units. All units would be designed to meet Americans with Disabilities Act (ADA) and Section 504 accessibility and adaptability requirements.
- c. Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in the State's Consolidated Plan by following our management and affirmative marketing goals.
- d. The Seymour Housing Authority is developing an Assisted Living facility in Seymour. SHA Development Corp., a Seymour Housing Authority subsidiary will construct a 56-unit facility on property adjacent to the Rev. Callahan House during 2005 with funding

made available from Connecticut Housing Finance Authority (CHFA) and Department of Economic and Community Development. This funding includes State Bond funds, Federal Low Income Housing Tax Credits, State of Connecticut Housing Tax Credit Contribution funds, and CHFA Loans. The entire complex will meet all American with Disability Act as well as Section 504 requirements relative to handicap accessibility and adaptability. This funding is part of a State of Connecticut PILOT Demonstration program to provide affordable opportunities for seniors to costly Long Term Care Facilities. The PILOT Demonstration program provides rental subsidies (RAP) of up to \$550 per unit per month. These units are required to be and will be affirmatively marketed in accordance with the adopted Affirmative Marketing Plan.

- e. The Seymour Housing Authority will continue to apply to HUD for Section 8 Housing. Once granted program, we will endeavor to keep occupancy above 97%. The Seymour Housing Authority has applied for 20 units of Section 8 subsidized units for disabled families and was turned down by HUD due to a HUD administrative error. Upward of sixty units of Section 8 Housing is being administered in our community by the Ansonia Housing Authority. The Town of Seymour is providing municipal services to the families in these units and the Housing Authority of the City of Ansonia is administering these units for fees. The Seymour Housing Authority seeks the financial stability of a Section 8 program so it may strengthen its own community-based services.
- f. The Seymour Housing Authority has applied to HUD for ROSS Grant funding to provide a Resident Services Coordinator Program. This three-year program will provide services and linkages to services for the Seymour Housing Authority's elderly population. The Seymour Housing Authority houses approximately 358 people in its housing stock, of which 269 are adults and 89 children under the age of 18. Of the total housing authority population, 38% are elderly and/or disabled. 12% of the total population qualifies as Young Disabled Residents. To examine the situation further, 32% of Seymour Housing Authority's residents' incomes are at or below poverty level. Providing a Resident Services Coordinator would increase the senior and young disabled residents' opportunity for self-sufficiency and improve the opportunity to age in place, without the need for long term care facilities.
- g. The ROSS RSDM – elderly is designed to work with a wide range of community partners. The program was strategically formulated to promote and meet the needs of residents as well as to educate the greater community about the housing authority and its population in order to dissipate negative stereotypes that cause discrimination and otherwise adversely effect those who live in, or desire to apply for, public housing.
- h. Annually, the Seymour Housing Authority evaluates its housing stock and seeks accessibility and adaptability issues. A “504” self-assessment is required by HUD each year. The physical barriers are identified and placed in the Authority's five year Capital Fund Plan.
- i. The Seymour Housing Authority participates in the State Elderly Rental Assistance Program (RAP). In Its sixth year of participation, the Authority recognizes the shortfalls of RAP as identified in the State Consolidated Plan and more. Participants requiring RAP assistance that join our rent rolls between program years are not allowed to participate in the subsidy until the new fiscal year is started. Funding is also a function of yearly legislation. The Seymour Housing Authority corresponds and discusses these

shortfalls with its Legislators on an ongoing basis.

Actions Taken:

- j. The obvious benefit to the promotion program will be to establish the Seymour Housing Authority as a household name in the community, as the low-income elderly housing provider of choice.
- k. Through the continual efforts to improve its housing stock, the Seymour Housing Authority address the high cost associated with developing affordable housing. The existing stock could not affordably be replaced. Neither HUD nor the State of Connecticut has affordable housing production funds available for Housing Authorities. This funding has been absent for many years. As a result the Housing Authority is forced to be creative and reach out to other sources of funding such as CHFA, Low Income Housing Tax Credits, the Connecticut Housing Tax Credit Contribution funds, and State Bonding.
- l. New construction and rehabilitation of existing stock provides the opportunity to create ADA and Section 504 compliant housing stock.
- m. Certainly the success of the Seymour Housing Authority's efforts will ensure long-term viability of its programs. Thirty-two percent (32%) of our housing stock is occupied by households with incomes at or below poverty levels. This documents our effectiveness to accommodate low-income needs of our community.
- n. As a Housing Authority, our regulatory over-site partners, HUD and DECD require program and management policy to administer our programs and house individuals without discrimination based on race, National Origin, color, creed, family or familial status, religion, or source of legal income. Policy and procedure is in place to ensure this requirement and staff is continuously trained regarding matters of discrimination, promotion and best practices.
- o. Our affirmative marketing plan includes minority community contacts and advertising strategies that address the issues raised by the States Consolidated Plan. We will continue our efforts to affirmatively market our housing stock.

Overall, The Seymour Housing Authority seeks to provide housing and related services that will meet and exceed issues identified through the A.I. With increased expenses and the expanding decrease in customary housing and social services funds, the Housing Authority creatively problem solves to further develop strategies focused upon remedies for fair housing issues. With this in mind, new and extraordinary collaborations have been formed, programs have been re-designed, resident involvement increased, and all matters of housing approached in a comprehensive manner.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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 2005 grants)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	\$115,521.00	
b) Public Housing Capital Fund	\$103,471.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants	\$200,000.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP CT26P03550103	\$ 21,750.24	\$ 21,750.24
CFP CT26P03550104	\$ 89,172.00	\$ 89,172.00
CFP CT26P03550204	\$ 16,095.00	\$ 16,095.00
3. Public Housing Dwelling Rental Income	\$280,664.00	\$ 406,226.00
4. Other income (list below)		
Interest on General Fund Investments	\$ 700.00	
Other Operating Receipts	\$ 19,360.00	
4. Non-federal sources (list below)		
Total resources	\$846,733.24	\$ 533,243.24

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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: (At the time of application and again not more than ninety-days prior to admission.)
- When families are within a certain time of being offered a unit: (At time of application and again not more than ninety-days prior to admission)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity (Local, State, and NCIC checks)
- Rental history
- Housekeeping
- Other (Prior landlord reference or personal reference, Public Housing Database)

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Seymour Housing Authority Web site – www.seymourhousingauthority.com

c. Site Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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?1

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)Seymour Housing Authority Web site –
www.seymourhosuingauthority.com

(3) Assignment

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

- One
- Two

Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

- PHA briefing seminars or written materials
- Other source (list) Callahan House Rules & Regulations, Housekeeping guide, Pet Policy, Public Housing Grievance Procedure, Lead based Paint pamphlet

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list) When income or medical expense changes (increase or decrease) exceed 10% of annual income.

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

(2) Waiting List Organization

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

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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. MINIMUM RENT

The Seymour Housing Authority has set the minimum rent at \$50.00. However if the family requests a hardship exemption, the Seymour Housing Authority will

immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

1. A hardship exists in the following circumstances:
 - a. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
 - b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
 - c. When the income of the family has decreased because of changed circumstances, including loss of employment;
 - d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
 - e. When a death has occurred in the family.
2. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
3. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will be not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a

repayment agreement for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.

4. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase (above 10% of annual income)
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_10% of annual income
- Other (list below) Increase in medical expense at a rate of 10% over annual income

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

a. 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) Actual operating costs

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-

component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Callahan House
1b. Development (project) number:	CT035001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Non-dwelling building Disposition <input checked="" type="checkbox"/> Land Swap of 0.19 acres of land
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission:	<u>(21/08/2003)</u>
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 1, 2004 b. Projected end date of activity: July 31, 2005

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA-established eligibility criteria

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

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field

Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

Management Goals: With the exception of 2002, our scoring in PHAS has remained above standard performer during the 5-year period of FY 2000 – 2004. Our scores were as follows: 2000 – 89, 2001 – 89, 2002 – 96*, 2004 – 87. The 2002 score was changed to 68 due to a pre-emptive failure for submitting the financial statements late.

We have been affirmatively marketing our waiting list and have averaged under twenty-days to fill vacant apartments.

We consistently maintained the occupancy rates above 97%.

We have held several staff and Board of Commissioner training events. A consultant was hired to carry out staff training.

Housing Stock Goals: We have been unsuccessful at several attempts to acquire Section 8 subsidized units. HUD's error in evaluating our application resulted in the denial of a Section 8 Main Stream application. As a result, we were unable to designate the Callahan House as elderly only.

Relative to our four phase plan to construct 58 one-bedroom units of new housing, 56 units of assisted elderly housing, and to rehabilitate our two elderly complexes to combine efficiencies to one bedroom units has progressed slowly. We have been awarded the opportunity to construct 56 units of assisted elderly housing. This should begin during July 2005.

Marketability Goals: We continue to market our housing by attending various functions and by placing ads when and where necessary. We have placed a public service announcement on the local Public Access chanel 10 announcing our waiting list and housing opportunity. We have held an open house for applicants, participated in Senator Joseph Crisco's Senior Fair as a vendor with a booth, and have presented our product at several speaking engagements in the community.

Security Goals: We have found that the best form of security is our screening process. Seymour Housing Authority aggressively administers the "One Strike" policy. We have screened out individuals with drug related criminal history.

The clients that Seymour Housing serves are essential components in providing a safe, peaceful, and enjoyable living environment. The Housing Authority has adopted Policy to provide responsible screening techniques, and specific eviction procedures as allowed by federal, state, and local Laws. The Housing Authority has installed and maintains crime deterrent hardware at its complexes. The Housing Authority encourages its residents to act in a responsible manner and to act as a community in solving problems that may arise from time to time by reporting nuisance behavior and criminal or drug related incidents to the Authority and the Seymour Police Department. The Housing Authority believes that its clients are the best solution in these matters. By working together with the proper authorities to resolve these issues, the clients themselves are empowered to maintain a healthy and peaceful rental and living environment. To that end, we have formed a block watch committee that actively participates in keeping Callahan House safe. We

have had several building safety seminars hosted by the Seymour Police Department.

Maintenance Goals: We have consistently and continuously met the maintenance goals with regard to unit turnover, emergency and routine maintenance, and annual dwelling inspections. As a result of the 2002 independent HUD inspection, we scored 99%, and for the 2004 inspection we scored 100%. This underlines our commitment to maintenance.

Equal opportunity goals: We have continued to affirmatively market our housing. We continue to market in accordance with our plan. The plan includes mailing of brochures, community contact, and strategic advertising of the waiting list.

Fiscal Responsibility Goals: We have converted our records to the GAAP requirements. The Internet reporting and record keeping has become a burden on this small authority. Staffing, employee turnover, and consulting has caused delays in reporting. This was primarily the reason for the financial troubled score in 2002. We have changed our fee accountant, hired and trained in-house bookkeeping, and have hired a part time in house accountant. Although we have made great progress, the staff still requires time to reach full capacity with the ever-changing reporting requirements.

Relative to reserves, HUD reporting takes into consideration reserves on State of Connecticut Moderate Rental Housing. We have 50 year old housing in our portfolio that presently receives no capital funding. Consequently with older building we require use of reserves to keep the property livable.

Public image goals: We have been attending public speaking engagements. We are active in the Valley Senior Council, and we have placed public announcement on the local public television station.

Supportive Service Issues: During 2004, Seymour Housing Authority applied for and was denied a ROSS grant application. With a growing non-elderly population, we are struggling with social issues between seniors and elderly. We will continue to provide services as we can.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

None

b. Significant Amendment or Modification to the Annual Plan

None

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the

Resident Advisory Board/s?

If yes, provide the comments below:

The Seymour Housing Authority held a Regular Meeting of the Callahan House Tenant's Association Board on April 16th, 2004 in the Community Room.

Present: David J. Keyser, (DJK), Laura Benegivengo, (LB), Ruth Ewen, (RE), Jean Jacobs, (JJ), Helen Joseph, (HJ), Patricia Himmelberger, (PH) and Diane Whitney (DW).

The topics that were addressed are as follows:

- a. Changes to Procurement Policy
- b. Budget Revision for CAP Fund
- c. Parking Lot Issues
- d. Liaison Committee
- e. Re-Assignment of Parking Spaces
- f. Plantings/Landscaping
- g. Security
- h. Compassion
- i. Cycle Painting
- j. Bids
- k. Demo and Clean-Out of Waniga House

DJK opened the meeting stating that the State of Connecticut is "mirroring" the Federal Policy. He stated that the funding currently in place is for 2003 in the amount of \$76,000. He also stated that originally we were told HUD would demolish the Waniga House; however, that we have learned that the demolition will cost less than we thought. He stated that we now have a new game plan.

DJK displayed blueprints and explained wetland issues and the layout of the property we obtained from Arnold Peck. He described parking and property across the street and how the brook runs from our property to Bladen's Pond and that we now own this piece described as 27 Smith Street.

DJK went over blueprints in regard to parking and described divisions in property with regard to HUD and SHA. He also explained elevations procedures and how we had to even slopes as prior to this design there would be tipping. He stated that now we are able to re-do all of this to a flat surface.

DJK stated that this may present a problem for the Callahan House parking lot and that we needed to make it flat by bringing the level down and the changes to make this feasible.

DJK stated that Dalling Construction offered to make the area flat at no charge if he could do the work.

DJK stated that this allows a "Recreation Area" for the residents to enjoy. He stated that if we could find some funding that perhaps we could put some Bocci Ball or Shuffleboard on that area.

DJK stated that the cost of \$110,000 to \$111,000 for sewer tie-in was purchased. He stated that he didn't want several contractors working on this and that, and that we had to have one person working on it.

DJK stated that there was another revision he needed to make to this, that being our present "Key System". He stated that keys are getting broken and that we can no longer obtain keys for this system. He stated that he will deliver this message at an up-coming meeting and will try to find \$10,000 or so to replace the current system. He stated that there is a new technology out there called a "Proximity Reader".

DJK stated that he may have to take some money from the cycle painting doing 5 apartments as opposed to 10 due to a need for new key system.

LB stated that we should do the ones that are needed it the most. She stated that she has been here for 13 years and that her apartment has never been painted and that she doesn't care. She stated that she would rather see the "most needed" done. "

DJK brought up the subject of "Refrigerator Replacements". He stated that the gaskets on the 4th floor were going and that this year we had replaced the oldest ones.

DJK returned to the parking plan and showed what the new parking lot will look like. He stated that there will be exactly the same amount of spaces only is different spots. He then stated that this will create a "people problem".

RAB Comment: LB stated that it doesn't matter.

SHA Response: DJK suggested that a "lottery would be a fair way and expressed a desire to set up a special liaison committee made up of tenants to help us. He then stated that he will need cooperation from everyone here in this building and that having a problem would be a negative thing if it were to wind up in the newspapers.

RAB Comment: RE asked, "why can't we keep it the same"?

SHA Response: DJK suggested that we give the tenants the same number that they already have and that he wants to move forward on this committee. He stated that he wanted to meet in the middle of May with the tenants who own vehicles to work this all out. He suggested that the parking lot waiting list be posted in the lobby.

RAB Comment: HJ stated that most people in the Assisted Living Facility will not have cars. Stated that we will create an off-street parking and that the Wetlands is forcing us to put in a detention pond for water catch-off before this goes into Bladen's Pond. He stated that, according to zoning of the Town of Seymour, we have to be so many feet away from the sidewalk.

RAB Comment: PH questioned street parking.

SHA Response: DJK mentioned parallel parking and also widening the street as we will have more cars coming here. He also mentioned widening the width in front of our building.

RAB Comment: HJ asked if the street would be made a 2-way street.

SHA Response: DJK stated that it would be up to the Police Commissioner.

DJK stated that when we re constructing parking, there will be periods of time when we will not be able to park here. He stated that he wanted to set up help with this for tenants and mentioned that this will get confusing and that he could not give a date presently.

DJK stated that in 3 more weeks we will have an attorney and that we are shooting for July or August for the closing. Once we have the closing, he stated that this will start to move.

DJK proceeded with a discussion regarding plantings. He explained the present situation and stated that we have never had a budget for weeding, water, etc. and that the funding is not there. He stated that HUD keeps shrinking the budget and that we have to take an approximate cut of 30-34% in subsidy. He stated that if it were not for the folks who do this, we would just have weeds.

RAB Comment: LB stated that we don't need this!

SHA Response: DJK stated that he shared their concerns about this, but that we had to leave them a space to plant and care for. He mentioned creating an area near the retaining wall for them.

RAB Comment: LB stated that we don't need that. She wanted just low level greens and felt that would be enough.

She stated that her car was a muddy mess from the watering and that Lois Perot made a mess out of her car and that squash were rowing under her car. She stated, "No"!

RAB Comment: DW stated that there are people in the building who really enjoy this and it is good therapy for them.. She stated that some are vision impaired and look forward all winter to planting in the spring and summer months. She felt that they shouldn't be denied their rights to enjoy the outdoors and to enjoy some creativity.

RAB Comment: LB stated, "No".

SHA Comment: DJK stated that he was thankful for the people who weed, nurture and grow.

SHA Comment: DJK went on to state that the Waniga Demolition would take place in May or June and that we need to house the Computer Center and Dr. Kilkenny in the Community Room.

He stated that many of the present furnishings at the Waniga House would go into storage. He mentioned storing the organ presently in the Community Room to another facility for the present time. He stated that he would like to obtain some partitions for Dr. Kilkenny and house her in the Community Room for the present time.

RAB Comment: LB asked if an apartment could be used for storage.

SHA Response: DJK stated that Norman Ray did that, but the Authority has to go through HUD and that you have to go by the rules. He explained that we will be giving office space to tenants and that Dr. Kilkenny will possibly be going over to the Assisted Living Facility in the future.

DW asked if there was storage in the Assisted Living Facility.

DJK explained that the Assisted Living tenants will have storage of approximately 35' X 16'.

DJK went on to state that Hodess Building Company is the Construction Manager and lines up sub-contractors but that this creates some issues. He stated that the work is done through bidding and that it takes 13 months from start to finish.

RAB Comment: LB asked how the SHA would go about moving people here.

SHA Response: DJK stated that CHFA declined the 30% - 50% income group for Assisted Living and that we couldn't afford any less than the 50% - 60% income group. Therefore, he didn't think we would be able to help the Callahan House and Ray House tenants.

DJK stated that there is a Grant to make Callahan House an Assisted Living building down the road but, unfortunately, a lot of folks will be lost along the way.

HJ asked if the people here could apply for this.

DJK stated that if they can get the money from a family member to pay the rent for them they could, but would have to be eligible for Connecticut Home Health Care and have no more than \$18,000 in assets. He stated that there would have to be a "need" of some form of care such as bathing or cooking. He stated that this has to be very precise as the IRS people will be watching for this.

SHA Comment: DJK went on to state that a Block Watch Meeting should be held some time this summer for the new people moving in who are not aware of the rules. He went on to speak about "Compassion" for others and stated that there are some people in the building who are not showing compassion to the non-elderly disabled people and that they do not need to be living in nursing homes. He stated that we have to take some of the non-elderly disabled people. He stated that we have had to place some younger folks who have different lifestyles and that there is some noise and a mess in the hall by the trash chute over the weekends.

RAB Comment: LB asked about histories on doors and that they should be up-dated.

SHA Response: DJK stated that this will be done shortly.

RAB Comment: HJ brought up the subject of door knockers.

SHA Comment: DJK stated that there is a need for them on the 2nd and 3rd floors.

DJK returned to the issue of compassion and stated that if folks were treated improperly they won't want to come to the Association Meetings and we must strive to have more compassion toward each other.

DJK complimented LB on her exercise class and was happy about the coffee group that is held 3 days a week. He asked if there were any questions or comments.

JJ stated that there will be a lot of "flack" about the parking.

LB stated that she wouldn't mind walking to her parking space.

DJK stated that he would set a date on a Tuesday morning for a liaison committee which would be composed of tenants who own vehicles.

The meeting was adjourned at 11:52 A>M>

Respectfully submitted by:

Diane E. Whitney
Administrative Aide

b. 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.

From above -

RAB Comment: PH questioned street parking.

SHA Response: DJK mentioned parallel parking and also widening the street as we will have more cars coming here. He also mentioned widening the width in front of our building.

RAB Comment HJ asked if the street would be made a 2-way street.

SHA Response: DJK stated that it would be up to the Police Commissioner.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Include landscaping funds in future CFP plans.
Include key entry system in future CFP plans.
(See also above from minutes)

Other: (list below)

SHA will hold meetings and form a committee to handle the re-assignment of parking spaces.

SHA will hold informational meetings and provide "outreach" professionals to discuss issues between young disabled and elderly populations.

SHA will provide reserve funds to further improve the recreation area in the front of Callahan House. CFP funds provided a patio, reserve funds will provide privacy fencing and plantings. Future funds will be sought to provide other recreational activities.

SHA moved community services such as the computer center and Podiatrist services to the Community room at the Callahan House.

SHA will apply to HUD for ROSS Grant services to attempt to address needs of aging in place population as well as young disabled.

(See also above from minutes)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Nicholas J. Dota, Chairman

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 11/30/2007

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 11/30/2007

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (State of Connecticut Consolidated Plan)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the

- needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: 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
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2004		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 9,815.00		\$9,815.00	\$ 9,815.00
3	1408 Management Improvements	\$ 10,000.00		\$8,400.00	\$8,400.00
4	1410 Administration	\$ 2,011.00		\$1,048.64	\$1048.64
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 7,760.00		\$6,900.00	\$6,900.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 6,500.00		\$10,000.00	\$10,000.00
10	1460 Dwelling Structures	\$ 57,567.00		\$57,904.36	\$55,667.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,500.00		\$ 4,085.00	\$4,085.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 98,153.00		\$98,153.00	\$95,915.67
21	Amount of line 20 Related to LBP Activities	\$ 0.00		\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$ 0.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the Town of Seymour		Grant Type and Number Capital Fund Program #: CT26P03550102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035-001	Replace common area hallway carpeting	1460		\$ 30,000.00		\$57,904.36	\$55,667.00	
CT035-001	Replace common area hallway lighting	1460		\$ 19567.00				
CT035-001	Replace Office copy machine	1408		\$ 10,000.00		\$8,400.00	\$8,400.00	Complete
CT035-001	Refrigerator Replacement	1465.1		\$ 4,500.00		\$4,085.00	\$4,085.00	Complete
CT035-001	Sewer Line Repairs	1460		\$ 8,000.00				
CT035-001	Patio in Front Yard	1450		\$ 6,500.00		\$10,000.00	\$10,000.00	Complete
CT035-001	Operating Funds	1406		\$ 9,815.00		\$9,815.00	\$9,815.00	Complete
CT035-001	Architectural/Engineer Fees	1430		\$ 7,760.00		\$6,900.00	\$6,900.00	Complete
CT035-001	Administrative Fees	1410		\$ 2,011.00		\$1048.64	\$1048.64	Complete

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,620.00		\$ 7,620.00	\$ 7,620.00
3	1408 Management Improvements				
4	1410 Administration	\$ 2,011.00		\$ 1,261.82	\$ 1,261.82
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 7,760.00		\$ 7,500.00	\$ 7,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 7,200.00		\$ 5,352.00	\$ 5,352.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,500.00		\$ 3,995.00	\$ 3,995.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$47,114.00		\$ 29,079.00	\$ 29,079.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$76,205.00		\$ 54,807.82	\$ 54,807.82
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	Demolition/Disposition: Demolish Waniga Senior Center contingent upon receiving State of Connecticut Assisted Living Program PILOT Demonstration Funds. Remove Waniga Community Center at 30 Smith Street	1485	1	\$47,114.00		\$ 29,079.00	\$ 29,079.00	
CT035001	Cycle Paint 10 Occupied Dwelling Units	1460	10	\$ 7,200.00		\$ 5,352.00	\$ 5,352.00	
CT035001	Replace 10 Dwelling Equipment Refrigerators	1465	10	\$ 4,500.00		\$ 3,995.00	\$ 3,995.00	
CT035001	Architect/Engineer Fees	1430. 1	1	\$ 7,760.00		\$ 7,500.00	\$ 7,500.00	
CT035001	Administrative Costs	1410	1	\$ 2,011.00		\$ 1,261.82	\$ 1,261.82	
CT035001	Operation	1406	1	\$7,620.00		\$ 7,620.00	\$ 7,620.00	
CT035001	Site/Parking lot Improvements	1450	1	\$ 0.00		\$ 0.00	\$ 0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program Grant No: CT26P03550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implementation Schedule									
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program No: CT26P03550103 Replacement Housing Factor No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities		All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs								
18	1498 Mod Used for Development								
19	1502 Contingency								
20	Amount of Annual Grant: (sum of lines 2-19)				\$ 16,095				
21	Amount of line 20 Related to LBP Activities								
22	Amount of line 20 Related to Section 504 Compliance								
23	Amount of line 20 Related to Security								
24	Amount of line 20 Related to Energy Conservation Measures								

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program #: CT26P03550203 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550203 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Budget		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550203 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Budget		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
8	1440 Site Acquisition			
9	1450 Site Improvement		\$ 16,095	
10	1460 Dwelling Structures	\$ 16,095		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1498 Mod Used for Development			
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 16,095	\$ 16,095	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program #: CT26P03550203 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program: CT26P03550104 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Budget <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program #: CT26P03550104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	PARKING LOT IMPROVEMENTS Reclaim bituminous concrete surface of the parking lot. Regrade to elevation 205. Regrade and rebuild retaining wall to three tiered wall system. Add sidewalks and planting areas. (Phase III funding)	1450	1 lot	\$ 79,661				
CT035001	CONSULTING FEES Construction Management for contract supervision/Design of bid and contract documents.	1430.1		\$ 7,500				
CT035001	ADMINISTRATIVE COSTS Printing & Advertising	1460		\$ 2,011				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR			Grant Type and Number Capital Fund Program #: CT26P03550104 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program #: CT26P03550105 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CT035001	CARPET REPLACEMENT <i>Carpet replacement -40 efficiency apartments</i>	1460	40 UNITS	\$ 72,000				
CT035001	CYCLE PAINT APARTMENTS	1460	10 UNITS	\$ 7,200				
CT035501	REFRIGERATOR REPLACEMENT	1465.1	10 UNITS	\$4,500				
CT035501	SECURITY ENTRY DOOR SYSTEM Replace building entry System-with proximity readers. Existing card readers are breaking and no replacements are available	1460		\$11,000				
CT035001	CONSULTING FEES Construction Management for contract supervision/Design of bid and contract documents.	1430.1		\$ 7,500				
CT035001	ADMINISTRATIVE COSTS Printing & Advertising	1460		\$ 2,011				

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

PHA Name: HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		Grant Type and Number Capital Fund Program #: CT26P03550105 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE TOWN OF SEYMOUR		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY:	Work Statement for Year 3 FFY Grant: 2007 PHA FY:	Work Statement for Year 4 FFY Grant: 2008 PHA FY:	Work Statement for Year 5 FFY Grant: 2009 PHA FY:
	Annual Statement				
CT035001		\$ 103,471.00	\$ 103,471.00	\$ 111,471.00	\$ 101,471.00
CFP Funds Listed for 5-year planning		\$ 103,471.00	\$ 111,471.00	\$ 101,471.00	\$ 106,471.00
Replacement Housing Factor Funds					

Total CFP Estimated Cost	\$ 101,471			\$ 106,471
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