

# 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)

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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.

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## THE HARTFORD HOUSING AUTHORITY

### 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:** Hartford Housing Authority

**PHA Number:** VT010

**PHA Fiscal Year Beginning:** 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:43

**Public Housing Only**

Number of public housing units:

**Public Access to Information**

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

Main administrative office of the PHA

*The Hartford Housing Authority  
171 Bridge Street, White River Jct.  
Vermont 05001  
(802)-295-5047*

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

The PHA Plans and attachments (if any) are available for public inspection at:

Main administrative office of the PHA

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

**A. Mission**

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 Housing Authority will undertake activities in support of their mission that will expand the supply of assisted housing, improve the quality of assisted housing we provide and increase the housing choices. We will promote self-sufficiency and asset development of those families in assisted housing to ensure equal opportunity and affirmatively further fair housing.

## **B. Goals**

### **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 when available
  - Acquire or build units or developments
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction
  - Concentrate on efforts to improve specific management functions:  
(Voucher unit inspections, Section 8 Housing Finance.)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling
  - Conduct outreach efforts to potential voucher landlords
  - Provide guidance for the homeownership program managed  
by the Vermont State Housing Authority.

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - As a member of the Town of Hartford Master Plan Committee, suggest the  
designation of developments or buildings for particular resident groups (elderly  
and persons with disabilities)

### **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.

**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)

**Other PHA Goals and Objectives:**

- **Continue working with the Vermont Department of Health to present an awareness program to all local families with children under 7 for Lead Based Paint issues in their home.**
- **Expand the local advocacy group that meet once a month at a ‘Brown Bag Lunch’ where we keep up with updates of services available for our clients in common.**

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

### Table of Contents

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.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

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<input type="checkbox"/>	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.

**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**

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	30		2 to 4
Extremely low income <=30% AMI	19	63%	
Very low income (>30% but <=50% AMI)	11	37%	
Low income (>50% but <80% AMI)	0	0	
Families with children	20	67%	
Elderly families	3	10%	
Families with Disabilities	7	23%	
Race/ethnicity - White	28	93%	
Race/ethnicity - other	2	7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ 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**

The housing needs of lower income Vermonters, as demonstrated by our waiting list, are greater than ever before; especially for families with children. With the new flexible vouchers bringing less resources to the Housing Authority we will maximize our existing resources and guide our waiting list families to privately managed Section 8 properties and properties funded by USDA Rural Development that are available to lower income Vermonters.

We will work in partnership with local advocacy groups and social service organizations on the variety of housing options available in our area and surrounding areas. Hand in hand with housing needs are the client needs to save for Security Deposits, develop rental references and good credit. We will educate our partners in this process to help pull all these requirements together and be in place when housing is available for our clients. This group can then make every effort to insure that the housing needs of low-income Vermonters are met.

### **(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:**

- 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

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

- Apply for additional Section 8 Vouchers should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

##### **Strategy 1: Target available assistance to families at or below 30% of median income:**

- Apply for special-purpose vouchers targeted to families at or below 30% of median income should they become available.

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

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

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

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

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

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

**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:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

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

- 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

**(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
- 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
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 20__ grants)</b>		
a) Public Housing Operating Fund		
a) Public Housing Capital Fund		
a) HOPE VI Revitalization		
b) HOPE VI Demolition		
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$224,457	
d) Resident Opportunity and Self-Sufficiency Grants		
e) Community Development Block Grant		
f) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
Section 8 Contract Administration	\$23,994	
<b>4. Non-federal sources (list below)</b>		
Property Management	\$ 8,160	
Rental Income	\$ 8,000	
<b>Total resources</b>	<b>\$264,611.00</b>	

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

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

### **A. Public Housing**

The Hartford Housing Authority does not administer a public housing program - this section does not apply.

## **B. Section 8**

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- 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)
- Other: Tenant history, to the extent that it is available.

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

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other: The local homeless shelter, The Haven.

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit? Extensions are provided in response to reasonable accommodation or evidence of extenuating circumstances.

#### **(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)

#### **(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?

The Section 8 Administrative Plan

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

Direct outreach to program applicants, advocacy groups and special interest groups.

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

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

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

The Hartford Housing Authority does not have a public housing program – this section does not apply.

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

###### **(1) Payment Standards**

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

Above 100% but at or below 110% of FMR

Above 110% of FMR

The Hartford Housing Authority has several disabled tenants that have been approved by HUD for 120% FMR as reasonable accommodation.

b. If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

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

- Annually

d. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- Success rates of assisted families  
 Rent burdens of assisted families  
 Rents charged in the market place  
 Changes in funding formulas as dictated by HUD

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent?

- \$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)]

The Hartford Housing Authority does not administer a public housing program – this section does not apply.

## **6. Demolition and Disposition**

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

The Hartford Housing Authority does not administer a public housing program – this section does not apply.

## **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 ? However, the Hartford Housing Authority maintains a FSS Program and guides any potential homeowners to the Vermont State Housing Authority Program.

## **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**

Statement of Progress in meeting the 5-Year Plan Mission and Goals  
(1/1/2000-12/31/2004)

Following are the goals that were established in the Hartford Housing Authority's 5-Year Plan for fiscal years 2000-2004. Following each goal is a brief progress statement.

#### **GOAL 1: Expand the supply of assisted housing.**

##### **Progress in meeting goal:**

- With HUD approval the Housing Authority purchased a commercial property with 3 housing units and a commercial space. As the HA office is in the town municipal building and does not pay rent the Commissioners agreed it needed a place to go should the municipality need the space it now occupies.
- The HA non-profit, White River Area Housing Development Corp. has purchased 3 rental houses for a total of 14 units which is managed by the HA allowing these units to continue as safe, decent and affordable housing rentals

#### **GOAL 2: Improve the quality of assisted housing.**

##### **Progress in meeting goal:**

- The HA SEAMAP score for FY 2003 was 100% designating the HA as a High Performer.
- With the HA guidance, 4 of our landlords have obtained Lead Based Paint removal grants from the State of Vermont for family rental housing.
- We have established a working relationship with a local realtor in directing his buyers of rental units to visit our office for information regarding Lead Based Paint.
- The HA Administrative Plan was updated in June 2002 and is an ongoing task to meet the needs of our program participants and in response to changes in federal housing policy.

**GOAL 2: Increase assisted housing choices.**

**Progress in meeting goal:**

- Tenants in marginal units are contacted when the HA has information regarding new and rehabbed units that are coming onto the market.
- The HA works closely with the Vermont State Housing Authority to have the same FMR's in Hartford .
- The HA has an active FSS Program and we guide tenants to the Vermont State Housing Authority Homeownership Program.

**GOAL 3: Provide an improved living environment.**

**Progress in meeting goal:**

- The HA has worked with new landlords and placed 2 tenants in single new homes.
- The HA Director has worked with the Vermont Department of Health to present an awareness program to all local families with children under 7 for Lead Based Paint issues in their home.

**GOAL 4: Promote self-sufficiency and asset development of assisted households.**

**Progress in meeting goal:**

- The HA Director has partnered with the local Family Homeless Shelter advocate to set up a monthly meeting with community agency advocates. This allows us all to keep up with agency changes and local happenings and has lead us to see where we can help each other and clients in common.
- The HA directs many phone calls to the local Senior Center when family members and the elderly need guidance for their life's changes.
- The HA has met with the local Vocational ReHab Group and given a presentation of our Section 8 Housing Program.

**GOAL 5: Ensure equal opportunity in housing.**

**Progress in meeting goal:**

- The Hartford Housing Authority strives to meet this goal on a daily basis through education of program participants. In addition, the HA works with town government and community based organizations to increase the supply of accessible housing so that individuals with physical limitations can remain in their community and be able to participate in the community in meaningful ways. Further, the HA Director continues to participate as a member of the Master Plan Committee for the Town of Hartford and be a part of the process to ensure the inclusion of affordable housing in the town.
- The HA Director will continue to attend Fair Housing training on a regular basis.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

Any of the following actions will be considered a “significant amendment or modification” to the Hartford Housing Authority’s 5-Year and/or Annual Plan:

- Additions of new activities not included in the current 5-Year/Annual Plan
- Any change with regard to the Section 8 Housing Choice Voucher Program
- Any change in tenant rent policies

## **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?

### **(2) Resident Membership on PHA Governing Board**

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

Yes  No:

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

Other: The PHA has no public housing and only 43 Section 8 Vouchers and is not required to have a resident governing board member.

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

**Consolidated Plan jurisdiction: State of Vermont**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The State of Vermont Department of Housing & Community Affairs and Agency of Community Development representative has reviewed and reviewed this plan as Consistent with the Consolidated Plan.

(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?

## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	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
X	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	Annual Plan: Housing Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	
NA	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
NA	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
NA	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
NA	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
NA	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
NA	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	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
NA	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
NA	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
NA	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	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
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
NA	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
NA	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input 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
NA	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
NA	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
NA	Other supporting documents (optional). List individually.	(Specify as needed)

### **13. Capital Fund Program Five-Year Action Plan**

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The Hartford Housing Authority does not administer a public housing program-this section does not apply.