

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010
Annual Plan for Fiscal Year 2007

VERSION 2

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Ansonia

PHA Number: CT015

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
Howard F. Tinney Community Center and Frederick F. Ortoli Community Center

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)
ACOP – Howard F. Tinney Community Center and Frederick F. Ortoli Community Center

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The Housing Authority of the City of Ansonia seeks to increase equal opportunity and access to decent, safe, affordable housing free from discrimination, to support community development, economic opportunity and self-sufficiency, to expand homeownership and educational opportunities, and to participate in community rebuilding through lower densities, modern housing and integration of socio-economic groups.

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: As determined in any redevelopment process, the Authority may apply for relocation vouchers, as well as additional vouchers if needed to address community need or reductions in current HUD funding.
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: As part of anticipated redevelopment process, the Authority may seek public and/or private partnerships and funds (such as tax credits, limited partnerships, etc.) to maximize the opportunities available to the Authority for making quality of life changes to its properties.
 - Acquire or build units or developments: The Authority may seek off-site scattered housing of existing or to-be-built units to maintain the level of

resident families served, as a function of the redevelopment of its properties.

- Other (list below)
Redevelop properties in a cooperative effort with local officials, residents and the Authority in a manner which meets the community's vision, property improvements and the residents' needs.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score): Maintain at "high performer" standard
- Improve voucher management: (SEMAP score): Maintain at "high performer" standard
- Increase customer satisfaction: Improve safety, security and staff responsiveness as demonstrated by resident satisfaction survey scores
- Concentrate on efforts to improve specific management functions: Continue cost saving efforts by staff, seek grant opportunities to fund initiatives which benefit residents and participants, improve and upgrade systems and equipment as needed
- Renovate or modernize public housing units: decrease density and modernize to a market standard
- Demolish or dispose of obsolete public housing: Modify or remove housing which does not promote security and safety, which proves more costly to modernize than to remove or replace, and provide appropriate replacement units
- Provide replacement public housing: In coordination with the redevelopment of properties, to determine the appropriate number of units which may be acquired to replace units which are demolished, taken off line for alternate purposes, or otherwise reduced in number by consolidation of units
- Provide replacement vouchers: As determined in any redevelopment process, the Authority may apply for relocation vouchers, as well as additional vouchers if needed to address community need or reductions in current HUD funding.
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling, providing information on advantages of areas of lower concentrations of poverty, access to school systems, employment, etc., and portability policies
- Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards: Maintain payment standards at levels which permit continued utilization in non-impacted areas
- Implement voucher homeownership program: The homeownership program has been created and utilized by a small number of voucher holders; the Authority seeks to expand participation through cooperative partnership with CHFA and its participating lenders
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers as may be required in redevelopment plan outcome:
- Other: (list below)

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 (Continue reviewing and incorporating security and policing measures as determined necessary and/or beneficial):
 - 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 (Remove interim income reporting requirements which act as an employment disincentive):
 - Provide or attract supportive services to improve assisted recipients' employability (Seek grant funds/cooperative partnerships for services/programs):
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities (Seek grant funds/cooperative partnerships):

Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability (Educate consumers, clients, landlords, realtors, etc. on fair housing):
 - 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 (Improve safety, beautification, and market style improvements to grounds and units):
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below) - N/A

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

The Authority has submitted and received approval for demolition of three buildings at Riverside Apartments in an effort to reduce density and crime at the site, as well as stave off potential systemic mechanical failures and reduce overall capital repair needs. The Board of Commissioners is engaged in an active fact-finding ad hoc working group which is seeking to determine the best means for relocation and replacement housing (potentially including new development, scattered site units, homeownership, and replacement vouchers), with the intent being to reduce overall the dramatic costs of deferred maintenance and capital needs at Riverside Apartments in a long term strategic plan.

The Authority is progressing with a methodical attrition program in the buildings slated for demolition. Natural attrition and evictions for cause were initially used, while replacement housing and funding issues were being reviewed. A plan for taking one building off-line by December 31, 2006 is underway as Operating Subsidy prorating begins, with intention to reduce utility and repair costs through the approaching heating season in tandem with the reduced funding. Additionally, the following two buildings should be off-line through transfers and relocations with vouchers at six month intervals of June 30, 2007 and ending December 31, 2007.

The Authority has also improved the quality of housing by increasing the PHAS rating to that of High Performer (91%), maintaining a High Performer rating (102%) on SEMAP, and by dramatically decreasing crime rates at its family property (nearly 50% decrease over the past five years). The Authority continues to seek many grants for resident programs (GNH Community Foundation, Naugatuck Savings Bank, State Department of Adult Education, Katharine Matthies Foundation), and for property improvements, demolition costs and energy efficiency programs (United Illuminating, State of Connecticut, Federal Appropriations).

The Authority sought and received a renewal of the Homeownership Coordinator grant from HUD to expand the HCV FSS Program services to include homeownership and financial literacy counseling and training, and increased escrow contributions and balances available to apply toward home purchase. The Authority is also seeking a ROSS Grant for Resident Services Delivery Model for Elderly/Disabled, which would provide salary and expenses for staff related to maintaining the identified population in independent quality living for as long as possible.

The Authority has also concentrated on efforts to improve specific management functions, by continued cost saving efforts by staff, seeking grant opportunities to fund initiatives which benefit residents and participants, and improving and upgrading systems and equipment as needed.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Attachments as *Separate File Submissions*:

- A Voluntary Conversion Required Initial Assessment Questions (CT015a01)
- B Pet Policy (CT015b01)
- C Membership of the Resident Advisory Board (CT015c01)
- D Resident Advisory Board Recommendations (CT015d01)
- E Resident Membership of the PHA Governing Board (CT015e01)
- F CT26P015501-2003 Performance and Evaluation Report, Rev. 1 (CT015f01)
- G CT26P015502-2003 Performance and Evaluation Report, Rev. 1 (CT015g01)
- H CT26P015501-2004 Performance and Evaluation Report (CT015h01)
- I CT26P015501-2005 Performance and Evaluation Report (CT015i01)
- J CT26P015501-2006 Performance and Evaluation Report (CT015j01)
- K CT26P015501-2007 Application (CT015k01)
- L CT26R015501-2000 Performance and Evaluation Report (CT015l01)
- M CT26R015501-2001 Performance and Evaluation Report (CT015m1)
- N CT26R015501-2002 Performance and Evaluation Report (CT015n1)
- O CT26R015501-2003 Performance and Evaluation Report (CT015o1)
- P CT26R015501-2004 Performance and Evaluation Report (CT015p1)
- Q Replacement Housing Plan (RHP) (CT015q01)
- R CFP 5-Year Action Plan (CT015r01)
- S Resident Assessment (RASS) Follow-up Plan (CT015s01)
- T Community Service Policy (CT015t01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Housing Choice Voucher Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	N/A	5	5	4	5	5	5
Income >30% but <=50% of AMI	N/A	4	4	5	5	5	5
Income >50% but <80% of AMI	N/A	4	4	3	4	4	4
Elderly	10,010	4	4	3	4	4	4
Families with Disabilities	8,035	5	4	5	4	5	4
Race/Ethnicity - White	67,866						
Race/Ethnicity - Black	2,245						
Race/Ethnicity - NA/Asian	1,456						
Race/Ethnicity - Hispanic (Any Race)	3,649						
Race/Ethnicity - Other races	930						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study

Indicate year:

Other sources: State DECD 2003 Town Demographics

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

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

Housing Needs of Families on the Waiting List SECTION EIGHT HERE ONLY			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	460	100%	97
Extremely low income <=30% AMI	344	75%	
Very low income (>30% but <=50% AMI)	116	25%	
Low income (>50% but <80% AMI)	0	0	
Families with children	307	67%	
Elderly families	2	<.01%	
Families with Disabilities	151	33%	
Race (1)	146	32%	
Race (2)	313	68%	
Race (3)	1	0%	
Race (4)	0	0%	
Ethnicity (1)	82	18%	
Ethnicity (2)	378	82%	
Characteristics by Bedroom Size			
1BR	126	27%	

Housing Needs of Families on the Waiting List			
SECTION EIGHT HERE ONLY			
2 BR	182	40%	
3 BR	95	21%	
4 BR	52	11%	
5 BR	5	.01%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 30 months (since 01/01/2004)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
FOR PUBLIC HOUSING ONLY			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	386	100%	42
Extremely low income <=30% AMI	346	89%	
Very low income (>30% but <=50% AMI)	20	5%	
Low income (>50% but <80% AMI)	20	5%	
Families with children	189	49%	
Families without children(non elderly non disabled)	94	24%	
Elderly families	27	7%	
Families with Disabilities	76	20%	
Race/ethnicity (1)	126	33%	

Housing Needs of Families on the Waiting List FOR PUBLIC HOUSING ONLY			
Race/ethnicity (2)	175	45%	
Race/ethnicity (3)	2	<1%	
Race/ethnicity (4)	0	0%	
Ethnicity (1)	83	22%	
Ethnicity (2)	303	78%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	167	43.5%	
2 BR	168	43.5%	
3 BR	43	11%	
4 BR	8	2%	
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (for the family development)			
If yes:			
How long has it been closed (# of months)? 0 (closed 8/31/2006)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Elderly and disabled for senior housing			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (If redevelopment diminishes the number of units)

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (If redevelopment diminishes the number of units)
- 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 if needed for redevelopment plan
- 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
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

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)

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)
 Redevelopment of properties

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	829,204	
b) Public Housing Capital Fund	410,875	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,472,364 & 494,844	HAP & Admin Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
FSS (Section 8/HCV)	101,654	HCV FSS/ Homeownership Programs
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	558,645	Public Housing Operations
4. Other income (list below)		
Laundry Room Income	15,600	Tenant Services
Non-Dwelling Income		
4. Non-federal sources (list below)		
Enterprise Fund (HCV Contract Administration)	189,215	HCV Administration
Total resources	7,072,401	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (within top 4 families of appropriate unit size)
- When families are within a certain time of being offered a unit: (within 120 days or less estimated based upon average unit turnover of required unit size)
- Other: (describe) Verification starts at time of application, record check, etc.

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

- Criminal or Drug-related activity, including listing on the Sex Offender Registry
- Rental history
- Housekeeping
- Other (describe) A credit history check and past program history review is also performed.

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)

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- 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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: One resident-requested administrative transfer per seven applicant admissions per property
- Other: (list below)
 - To accomplish demolition/revitalization goals of the Authority, transfers may occur before admissions at levels determined by the Executive Director to meet timetable deadlines/funding requirements, etc. and may bypass some or all above-named transfer preferences

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Elderly, disabled or involuntarily displaced through no fault of their own (including victims of domestic violence) prior to other single persons.

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)
US Code, CFR

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
Riverside Apartments
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)

- Other (list below): Prior Program History, and any outstanding debts or program violations with a PHA
- 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): The PHA will disclose information in its possession to a prospective landlord upon written release by the tenant household.

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

For Good Cause, such as health-related reasons for not being able to seek a unit, or where family has been actively seeking a unit but has not yet located a suitable home.

The AHA currently issues vouchers for 120 days, incorporating extensions into term rather than requiring families to ask for them.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2 Residents who live and/or work in your jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below): Residents of former state elderly/disabled project, Elderly waiting list bypasses, as described above.

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

- Date and time of application
- 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)
CFR

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

- Through published notices
 Other (list below)
Through the Agency Plan process, use of Special Admission vouchers is discussed as an amendment to the Section 8 Administrative Plan

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
For any family claiming 0 income, a re-exam is required every thirty

days. In addition, income changes relating to any increase in family size must be reported and result in recalculation of rent. All other increases must be reported at annual re-determination.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below): Use ceiling rent figures

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard) ** See explanation below for multiple responses.

- At or above 90% but below 100% of FMR (currently below 90% of FMR as approved by HUD, based upon cost per family and higher published FMRs related to re-districting in October 2005)
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

** Payment Standards may vary by City, as AHA is multi-town jurisdictional; in addition, Payment Standards are changing due to HUD's reduction of funding; payment standards may be pro-rated based on client numbers to prevent loss of vouchers to individual families.

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) Lack of adequate funding of HAP costs by HUD

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) Annually or more frequently as required based upon FMR or funding changes by HUD

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - Deconcentration of assisted families in high poverty neighborhoods
 - Movement into higher income neighborhoods and communities
 - Ability of PHA to assist maximum number of families under ACC as funding levels will permit

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
 The Board of Commissioners acts as the governing body. The Executive Director reports to the Board. The Deputy Executive Director reports to the Executive Director. The Director of Community Services and the Section 8 and Public Housing Staff report to the Executive Director. The Maintenance, Security and Modernization staff report to the Deputy Director.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2006	Expected Turnover
Public Housing	273	42
Section 8 Vouchers	616	97
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually) FSS	24	6

C. Management and Maintenance Policies

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

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

AHA Plans: 2005-2009	Disaster Recovery Plan
AHA Plans: 2000-2004	Inventory Policy
Risk Control Standards	Water Consumption & Sewer
Procurement Policy	Security Regulations
Grievance Procedure	General Policies
Job Descriptions	Admissions & Continued Occupancy Plan
Lease	State of Conn. Consolidated Plan
Tenant Admission Policy	Bargaining Unit Contract/Personnel Policy
Rent Collection Policy	Limited Access & Barment Policy/Grievance
Pet Policy	Personnel Policy
Deceased Residents Policy	Community Room/Center Use Policy
Disaster Preparedness Policy	

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

Grievance Process for Barment List (Separate from Tenants' Grievance Procedure)

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office

- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statements are provided as attachments to the PHA Plan at Attachments F through P

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment R
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? *If available & determined appropriate to the redevelopment plan

If yes, list development name/s below:

Riverside Apartments

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? *If available & determined appropriate to the redevelopment plan

If yes, list developments or activities below:

Riverside Apartments

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

*The Authority will explore redevelopment options for Riverside Apartments including scattered sites, etc. Such redevelopment will be defined by the Authority and interested parties, such as city officials & residents, and will reflect needs as well as financial limitations of any funding package.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.) *If determined necessary and funding available

2. Activity Description

*The Authority will explore redevelopment options for Riverside Apartments including scattered sites, etc. Such redevelopment will be defined by the Authority and interested parties, such as city officials & residents, and will reflect needs as well as financial limitations of any funding package.

*The Authority will acquire a 2 family housing unit by acquisition and rehabilitation. An architect/consultant will be hired to do planning and assist with a development proposal. After the property is purchased, plans and specifications for rehabilitation

will be drawn up. The rehab will then be awarded to the lowest responsible bidder and monitored through to completion. (See Attachment Q for more details)

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Riverside Apartments
1b. Development (project) number:	CT015-01
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	(08/19/2005)
5. Number of units affected:	46
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Maximum of three years a. Actual or projected start date of activity: 03/2006 Begin Vacating Units b. Projected end date of activity: 08/19/2008

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete

one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: To be determined if necessary for redevelopment or replacement 1b. Development (project) number:
2. Designation type: To be determined if necessary for redevelopment or replacement Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/01/2007)**</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: X Unknown 7. Coverage of action (select one) Unknown <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**As part of redevelopment, designated housing may be one tool utilized by the Authority, if deemed necessary following plan completion. This section has been completed in the event that such action is pursued.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered

under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number: NOT APPLICABLE
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Section 8 HCV Program

a. Size of Program: 647

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

FSS participation required unless not qualified for FSS due to age, disability of a family member or inability to obtain necessary services to achieve self-sufficiency
State minimum wage income requirements

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

- Other policies (list below): Waive most Section 8 and Public Housing interim appointments resulting from income increases, to allow economic improvements before annual rent increase.

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
G.E.D.	18	Random Selection	Development Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 Estimate)	Actual Number of Participants (As of: 01/01/06)
Public Housing	0	0
Section 8	29	24

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

the steps the PHA plans to take to achieve at least the minimum program size? Yes

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

Other (describe below)

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

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

2. Which developments are most affected? (list below)
Riverside Apartments (Olson Drive)

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

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

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

1. Which developments are most affected? (list below)
Riverside Apartments (Olson Drive)

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
Enforcement of Barment Policy

2. Which developments are most affected? (list below)
Riverside Apartments (Olson Drive)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]
See attachment B

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below): Creation of Non-Profit Entities to help offset financial constraints on AHA.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment D
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below: See Attachment D, which provides responses
- Other: (list below)

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
 - Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: (describe)
- b. Eligible candidates: (select one)
 - Any recipient of PHA assistance
 - Any head of household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Other (list)
- c. Eligible voters: (select all that apply)
 - All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Submitted by State of Connecticut.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

We have implemented ceiling rents. We have attempted to review all Housing Authority policies to ensure consistency with the Consolidated Plan. There is a need for more elderly and senior citizen apartments, and for larger family apartments, including three and four bedroom apartments. We are constrained in that regard, but look to the revitalization process being implemented during this Five Year Plan to act on these conditions.

D. Other Information Required by HUD

Definition of Substantial Change: Changes to policies, procedures or administrative practices in the Low Income Public Housing Program, Section 8 Housing Choice Voucher Program or Capital Fund Program that are in direct response to or as a direct result of Congressional or HUD mandated requirements or regulatory or statutory changes or changes in administrative procedures or funding, do not trigger/precipitate the need for a public hearing requirement, are not discretionary areas for public debate, and do not constitute a “substantial change” for purposes of this Agency and/or Five Year Plan.

The following are examples of areas which would constitute “substantial change” and therefore necessitate the appropriate procedures for change of this document (i.e. public hearing, etc.): Change in preferences (other than for “Special Admissions”) for housing program waiting list selection, disposition/demolition of property not previously stated in this Plan (hearing required by DECD through state statute, although demolition is already incorporated into this Plan and therefore would not constitute Substantial Change or trigger separate public hearing requirement), submission of an allocation plan for designated housing, etc.

Attachments

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

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

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

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
One – Riverside Apartments

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
Two – John J. Stevens Apartments and Monsignor Hines Apartments

- c. How many Assessments were conducted for the PHA's covered developments?
One

- d. Identify PHA developments that may be appropriate for conversion based on Required Initial Assessments:

Development Name	Number of Units
None	

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

Attachment B – Pet Policy

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

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

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

PET REGISTRATION

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

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

PET AFTERCARE AGREEMENT

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

Name: _____
Address: _____
Phone: _____

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

Signature

Date

ATTACHMENT C - Membership of the Resident Advisory Board

Edith Anderson	4 Spring Street	Ansonia, CT 06401
Marjorie Fritz	63 Woodlawn Avenue, #405	Ansonia, CT 06401
Marisol Lugo-Sullivan	5 Williams Street	Ansonia, CT 06401
Vincent Giammario	75 Central Street , #34	Ansonia, CT 06401
Denise Sarosky	37 Balance Rock Road #14	Seymour, CT 06483
Bonnie Ljunquist	160 North Oak Avenue, 2 nd Floor	Shelton, CT 06484
Naomi Wallace	34 Olson Drive	Ansonia, CT 06401
Jessica Phillips	4 Clifton Avenue, 2 nd Floor	Ansonia, CT 06401
Carlos Ramos	48 Jackson Street 1 st Floor	Ansonia, CT 06401
Andrea Tinney	24 Liberty Street	Ansonia, CT 06401
Irene Mitchell	70 Woodlawn Ave., Apt. 3	Ansonia, CT 06401
Carmen Ramirez	P. O. Box 325	Ansonia, CT 06401
Katherine Yacovangelo	6 William Street Apt. 1	Ansonia, CT 06401
Laura Nunez	24-26 Sixth Street Apt. 3	Ansonia, CT 06401
Tommie Powell Jr.	68 Jackson Street	Ansonia, CT 06401
Eva Pcolka	70 Woodlawn Ave. Apt. 30	Ansonia, CT 06401
Carissa Bittle	164 Olson Drive	Ansonia, CT 06401
Larissa Watt	83 Olson Drive	Ansonia, CT 06401

ATTACHMENT D

Date: July 6, 2006 Time: 2:00 p.m.

RE: Resident Advisory Board Meeting

Present:

Larry Thomas, Deputy Director
Gwen Sims, Public Housing Rental Manager
Steve Nakano, Section 8/FSS Program Coordinator
Bill Passage, Maintenance
Naomi Wallace, Riverside Tenants Association
Larissa Watt, Resident
Vincent Giammario, Resident
Edith Anderson, Section 8 Participant

Mr. Larry Thomas stated that the purpose of the meeting is to receive and incorporate comments and suggestions into the 2007 Agency Plan. The Agency Plan is a summary of the Housing Authority' goals over the next five years. There were few changes noted by the Resident Advisory Board. In addition to HUD's mission AHA seeks to increase equal opportunity and access to decent, safe, affordable housing free from discrimination and to participate in community rebuilding through lower densities, modern housing and integration of socio-economic groups.

COMMENT: Ms. Wallace

There are many who are unable to climb stairs, will AHA designate buildings for elderly and disabled persons and can they be transferred?

RESPONSE: Ms. Sims

AHA Transfer Policy does allow for the transferring of residents to appropriate size units due to change in family composition and medical reasons should the need arise.

RESPONSE: Mr. Thomas

According to engineers and architects it will not be possible to designate buildings for elderly, disabled residents because the area is not suitable or buildable.

COMMENT: Ms. Wallace

What will enhanced vouchers mean for residents? It would be difficult for residents to relocate due to the fact that landlords are requiring security deposits and low income residents are having a hard time coming up with the required amount.

RESPONSE: Mr. Nakano

Residents can contact DSS regarding information on the security deposit program available through the Department of Social Services which help residents who may need assistance with security deposits.

Ms. Sims stated that the Authority is required to pay for actual and reasonable moving costs associated with tenant's moves and that the Authority will be offering a fixed move payment in accordance with the Moving Expense and Dislocation Allowance Schedule. Residents who were already on the Section 8 waiting list have been notified by mail and have received a copy of the Moving Expense and Dislocation Allowance Schedule. The amount residents receive depends on the number of rooms a person occupies.

COMMENT: Ms. Watt

Has AHA applied for enhanced vouchers?

RESPONSE: Mr. Thomas

AHA has yet to apply for enhanced vouchers, however AHA is out to bid for a consultant who will direct AHA through this process.

COMMENT:

Will Capital Fund money be used for the demolition at Riverside Apartment?

RESPONSE: Mr. Thomas

Capital funds will not be used for that purpose, it covers staffing and other costs.

COMMENT: Ms. Wallace

Have the monies come in from Congresswoman Rosa Delauro's office for the demolition of the buildings?

RESPONSE: Mr. Thomas

Not at this time.

COMMENT: Ms. Watt

Once the buildings come down, will the space be turned into green space?

RESPONSE: Mr. Thomas

AHA will be working with an consultant to determine what will happen to those areas once the buildings have been demolished.

COMMENT: Ms. Watt

The Riverside Apartments has received a bad name, but its really not that bad. It's a decent place to live and the statistics shown are very impressive, indicating there is a fifty (50%) decrease in crime. What has contributed to that decrease?

RESPONSE: Mr. Thomas

The decrease in crime has been a cooperative effort and enforcement of the No trespass Policy and lease agreement. The Executive Director has worked closely with the police department to ensure the safety of its residents. Police presence has been increased, improved lighting at the Riverside apartments and the One Strike Policy has also been a contributing factor.

There being no further comments or suggestions the meeting ended at 3:50 p.m.

ATTACHMENT E – Resident Membership of the PHA Governing Board

Resident Commissioner: Mrs. Flore Jett
94 Olson Drive
Ansonia, CT 06401

Mrs. Jett was appointed by Mayor James DellaVolpe for a term beginning on January 19, 2006 through October 31, 2009.

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

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550103 Rev.1	FFY of Grant Approval 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1

Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	\$36,000.00		\$36,000.00	\$36,000.00
3	1408 Management Improvements	\$51,000.00		\$51,000.00	\$51,000.00
4	1410 Administration	\$36,500.00		\$36,500.00	\$36,500.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$15,000.00	(+) 20,000	\$35,000.00	\$35,000.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$24,100.00	(+) 10,000	\$34,100.00	\$34,100.00
10	1460 Dwelling Structures	\$91,764.00		\$91,764.00	\$91,764.00
11	1465.1 Dwelling Equipment-Non-expendable	\$21,500.00		\$21,500.00	\$21,500.00
12	1470 Non-dwelling structures	\$23,000.00		\$22,825.98	\$22,825.98
13	1475 Non-dwelling Equipment	\$49,000.00		\$49,174.02	\$49,174.02
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$30,000.00	(-) 30,000		\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$377,864.00		\$377,864.00	\$377,864.00
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) CT26P01550103 Rev.1

U.S. Department of Housing
 and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance	1406		\$36,000.00		\$36,000.00	\$36,000.00	
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$9,000.00		\$9,000.00	\$9,000.00	
	SECURITY GUARD SALARY	1408.2		\$17,000.00		\$17,000.00	\$17,000.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$22,000.00		\$22,000.00	\$22,000.00	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$3,000.00		\$3,000.00	\$3,000.00	
	Subtotal	1408		\$51,000.00		\$51,000.00	\$51,000.00	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1					\$0.00	
	Director of Mod. Programs full time	1410.2		\$31,000.00		\$31,000.00	\$31,000.00	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$5,500.00		\$5,500.00	\$5,500.00	
	Subtotal	1410		\$36,500.00		\$36,500.00	\$36,500.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.	1430.9		\$5,000.00	\$5,000.00 +\$20,000.00	\$5,000.00	\$5,000.00	
CT 15-1	A/E CONSULTANT Boiler upgrades, Secure entry	1430.3		\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00	
	Subtotal	1430		\$15,000.00	\$35,000.00	\$35,000.00	\$35,000.00	
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment	1450		\$7,000.00	\$7,000.00	\$17,000.00	\$17,000.00	
CT 15-1	RIVERSIDE APARTMENTS Replace 1 Compactor @15-1	1450.11		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Replace all Gutters	1450.21		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Sidewalk repairs, gutters, parking	1450.31		\$7,100.00	\$7,100.00 +\$10,000.00	\$7,100.00	\$7,100.00	
	Subtotal	1450		\$24,100.00	\$34,100.00	\$34,100.00	\$34,100.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS Lead Paint removal shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets, Window security and replacement glass	1460						
		1460.11		\$51,764.00		\$51,764.00	\$51,764.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Reto fit common area @ 15-2 front and rear of apartment 33 for handicap accesibility	1460.21		\$20,000.00		\$20,000.00	\$20,000.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Rebuild entryways, expand laundry room in CC	1460.31		\$20,000.00		\$20,000.00	\$20,000.00	
	Subtotal	1460		\$91,764.00		\$91,764.00	\$91,764.00	
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Tub Divertor @15-2 Stoves, Refrigerators, Hot Water Heaters, Radiators Hall Lighting @15-3, Boiler upgrade 15-1	1465		\$21,500.00		\$21,500.00	\$21,500.00	
		Subtotal	1465.1		\$21,500.00		\$21,500.00	\$21,500.00

Signature of Executive Director

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Signature of Public Housing Director

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Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS Repair balcony grates and stair well vinyl treads	1470 1470.11		\$7,000.00		\$7,000.00	\$7,000.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Boiler upgrade (gas)	1470.21		\$5,000.00		\$5,000.00	\$5,000.00	
C T 15-3	MONSIGNOR HYNES APARTMENTS Replace trash bins	1470.31		\$3,000.00		\$3,000.00	\$3,000.00	
PHAWIDE	MAIN STREET OFFICE Tile floor, handrails 1-2 floor Upgrade basement storage area 3rd floor lunch area	1470.41		\$8,000.00		\$7,825.98	\$7,825.98	
	Subtotal	1470		\$23,000.00		\$22,825.98	\$22,825.98	
PHA WIDE	NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT Riding Mower, Snow removal equipment Generator, Tiller, Auger Vehicle replacement	1475.1		\$35,000.00		\$35,174.02	\$35,174.02	
	OFFICE EQUIPMENT Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine, Office Furniture	1475.2		\$8,000.00		\$8,000.00	\$8,000.00	
	COMMUNITY CENTER EQUIPMENT 15-3 Installation of Cabinets Enclose basement entryway at 15-1	1475.3		\$6,000.00		\$6,000.00	\$6,000.00	
	Subtotal	1475		\$49,000.00		\$49,174.02	\$49,174.02	
PHA WIDE	CONTINGENCY	1502		\$30,000.00	-\$30,000.00		\$0.00	
	Subtotal	1502		\$30,000.00	\$0.00		\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550203 Rev. 1	FFY of Grant Approval 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	\$0.00			
2	1406 Operations (May not exceed 10% of line 20)	\$8,000.00		\$8,000.00	\$8,000.00
3	1408 Management Improvements	\$0.00	\$16,516.00	\$16,516.00	\$12,956.55
4	1410 Administration	\$0.00	\$8,258.00	\$8,258.00	\$8,187.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			\$0.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			\$0.00
10	1460 Dwelling Structures	\$62,000.00	\$37,226.00	\$37,226.00	\$37,226.00
11	1465.1 Dwelling Equipment-Non-expendable	\$0.00			\$0.00
12	1470 Non-dwelling structures	\$12,580.00		\$12,580.00	\$12,580.00
13	1475 Non-dwelling Equipment	\$0.00			\$0.00
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$82,580.00		\$82,580.00	\$78,949.55
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550203 Rev. 1

U.S. Department of Housing
and Urban Development

Part II: Supporting Pages

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance	1406		\$8,000.00		\$8,000.00	\$8,000.00	
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$0.00	\$16,516.00	\$16,516.00	\$12,956.55	
	SECURITY GUARD SALARY	1408.2		\$0.00			\$0.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$0.00			\$0.00	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$0.00			\$0.00	
	Subtotal	1408		\$0.00	\$16,516.00	\$16,516.00	\$12,956.55	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1					\$8,187.00	
	Director of Mod. Programs full time	1410.2		\$0.00			\$0.00	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$0.00	\$8,258.00	\$8,258.00	\$0.00	
	Subtotal	1410		\$0.00	\$8,258.00	\$8,258.00	\$8,187.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) CT26P01550103 Rev. 1

U.S. Department of Housing
 and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.	1430.9		\$0.00			\$0.00	
CT 15-1	A/E CONSULTANT Boiler upgrades, Secure entry	1430.3		\$0.00			\$0.00	
	Subtotal	1430		\$0.00			\$0.00	
PHA WIDE	SITE IMPROVEMENTS Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment	1450		\$0.00			\$0.00	
CT 15-1	RIVERSIDE APARTMENTS Replace 1 Compactor @15-1	1450.11		\$0.00			\$0.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Replace all Gutters	1450.21		\$0.00			\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Sidewalk repairs, gutters	1450.31		\$0.00			\$0.00	
	Subtotal	1450		\$0.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) CT26P01550203 Rev. 1

U.S. Department of Housing
 and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS Kitchen cabinets	1460						
		1460.11		\$30,000.00	\$17,226.00	\$17,226.00	\$17,226.00	
CT 15-2	JOHN J. STEVENS APARTMENTS	1460.21		\$0.00			\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Rebuild entryways	1460.31		\$32,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
	Subtotal	1460		\$62,000.00	\$37,226.00	\$37,226.00	\$37,226.00	
PHA WIDE	DWELLING EQUIPMENT	1465		\$0.00			\$0.00	
	Subtotal	1465.1		\$0.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS	1470 1470.11		\$5,000.00		\$5,000.00	\$5,000.00	
CT 15-2	<u>JOHN J. STEVENS APARTMENTS</u>	1470.21		\$0.00			\$0.00	
C T 15-3	<u>MONSIGNOR HYNES APARTMENTS</u>	1470.31		\$5,000.00		\$5,000.00	\$5,000.00	
PHAWIDE	<u>MAIN STREET OFFICE</u>	1470.41		\$2,580.00		\$2,580.00	\$2,580.00	
	<u>Subtotal</u>	<u>1470</u>		<u>\$12,580.00</u>		<u>\$12,580.00</u>	<u>\$12,580.00</u>	
PHA WIDE	<u>NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT</u> Vehicle/equipment replacement	1475.1		\$0.00			\$0.00	
	<u>OFFICE EQUIPMENT</u>	1475.2		\$0.00			\$0.00	
	<u>COMMUNITY CENTER EQUIPMENT</u>	1475.3		\$0.00			\$0.00	
	<u>Subtotal</u>	<u>1475</u>		<u>\$0.00</u>			\$0.00	
PHA WIDE	<u>CONTINGENCY</u>	1502		\$0.00			\$0.00	
	<u>Subtotal</u>	<u>1502</u>		<u>\$0.00</u>			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part I: Summary**U.S. Department of Housing
and Urban Development
Office of Public and Indian HousingOMB Approval No. 2577-0157
(exp. 11/30/2008)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550104	FFY of Grant Approval 2004
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___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number _____

___ Performance and Evaluation Report for Program Year Ending _____ ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	\$35,000.00		\$30,495.00	\$30,494.88
3	1408 Management Improvements	\$92,753.00		\$17,320.00	\$17,320.30
4	1410 Administration	\$46,376.00		\$46,376.00	\$28,451.43
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$19,740.00		\$19,740.00	\$188.17
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$25,000.00		\$14,100.00	\$14,100.20
10	1460 Dwelling Structures	\$130,000.00		\$99,518.00	\$42,544.66
11	1465.1 Dwelling Equipment-Non-expendable	\$23,000.00		\$21,903.00	\$21,903.40
12	1470 Non-dwelling structures	\$25,000.00		\$14,886.00	\$10,409.91
13	1475 Non-dwelling Equipment	\$43,000.00		\$38,557.00	\$38,556.94
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$23,894.00			\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$463,763.00		\$302,895.00	\$203,969.89
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				

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550104

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance	1406		\$35,000.00		\$30,495.00	\$30,494.88	
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$25,000.00		\$7,075.00	\$7,074.67	
	SECURITY GUARD SALARY	1408.2		\$25,000.00			\$0.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$35,000.00		\$4,768.30	\$4,768.19	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$7,753.00		\$5,477.00	\$5,477.44	
	Subtotal	1408		\$92,753.00		\$17,320.30	\$17,320.30	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1		\$0.00			\$0.00	
	Director of Mod. Programs full time	1410.2		\$40,000.00		\$40,000.00	\$28,451.43	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$6,376.00		\$6,376.00	\$0.00	
	Subtotal	1410		\$46,376.00		\$46,376.00	\$28,451.43	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550104

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT							
	Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.	1,430.90		\$9,440.00		\$9,440.00	\$0.00	
CT 15-1	A/E CONSULTANT Boiler upgrades, Secure entry	1430.3		\$10,300.00		\$10,300.00	\$188.17	
	Subtotal	1430		\$19,740.00		\$19,740.00	\$188.17	
PHA WIDE	SITE IMPROVEMENTS							
	Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment	1450		\$9,000.00		\$1,257.50	\$1,257.50	
CT 15-1	RIVERSIDE APARTMENTS Replace 1 Compactor @15-1	1450.11		\$13,000.00		\$9,842.70	\$9,842.70	
CT 15-2	JOHN J. STEVENS APARTMENTS Replace all Gutters	1450.21		\$0.00			\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Sidewalk repairs, gutters, parking	1450.31		\$3,000.00		\$3,000.00	\$3,000.00	
	Subtotal	1450		\$25,000.00	\$25,000.00	\$14,100.20	\$14,100.20	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550104U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS Lead dust cleanup shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets, Window security and replacement glass	1460.11		\$100,000.00		\$78,518.00	\$25,426.12	
CT 15-2	JOHN J. STEVENS APARTMENTS Reto fit common area @ 15-2 front and rear of apartment 33 for improved accesibility	1460.21		\$15,000.00		\$8,000.00	\$4,675.15	
CT 15-3	MONSIGNOR HYNES APARTMENTS Rebuild entryways, expand laundry room in CC	1460.31		\$15,000.00		\$13,000.00	\$12,443.39	
	Subtotal	1460		\$130,000.00		\$99,518.00	\$42,544.66	
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Tub Divertor @15-2 Stoves, Refrigerators, Hot Water Heaters, Radiators Hall Lighting @15-3, Boiler upgrade 15-1	1465		\$23,000.00		\$21,903.40	\$21,903.40	
	Subtotal	1465.1		\$23,000.00		\$21,903.40	\$21,903.40	
Signature of Executive Director		Date		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550104U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS Repair balcony grates and stair well vinyl treads	1470.11		\$20,000.00		\$11,709.91	\$7,709.91	
CT 15-2	JOHN J. STEVENS APARTMENTS Boiler upgrade (gas)	1470.21		\$2,000.00		\$2,000.00	\$2,000.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Replace trash bins	1470.31		\$0.00			\$0.00	
PHAWIDE	MAIN STREET OFFICE Tile floor, handrails 1-2 floor Upgrade basement storage area	1470.41		\$3,000.00		\$1,176.09	\$700.00	
	Subtotal	1470		\$25,000.00		\$14,886.00	\$10,409.91	
PHA WIDE	NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT Riding Mower, Snow removal equipment Generator, Tiller, Auger Vehicle replacement	1475.1		\$28,000.00		\$28,000.00	\$28,000.00	
	OFFICE EQUIPMENT Procure 4 pro-pentium Class Workstations, 4 Laser Printers, 2 Laptop Computers, Copy Machine Mail Machine, Office Furniture	1475.2		\$5,000.00		\$2,497.51	\$2,497.51	
	COMMUNITY CENTER EQUIPMENT 15-3 Installation of Cabinets Enclose basement entryway at 15-1	1475.3		\$10,000.00		\$8,059.43	\$8,059.43	
	Subtotal	1475		\$43,000.00		\$38,556.94	\$38,556.94	
PHA WIDE	CONTINGENCY	1502		\$23,894.00			\$0.00	
	Subtotal	1502		\$23,894.00		\$0.00	\$0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.² To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550105	FFY of Grant Approval 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	\$0.00			
2	1406 Operations (May not exceed 10% of line 20)	\$30,000.00			\$0.00
3	1408 Management Improvements	\$83,981.00			\$0.00
4	1410 Administration	\$41,990.00			\$0.00
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$17,770.00			\$0.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$22,500.00			\$0.00
10	1460 Dwelling Structures	\$117,000.00			\$0.00
11	1465.1 Dwelling Equipment-Non-expendable	\$20,700.00			\$0.00
12	1470 Non-dwelling structures	\$22,500.00			\$0.00
13	1475 Non-dwelling Equipment	\$38,700.00			\$0.00
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1498 Mod Used for Development	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$24,763.00			\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$419,904.00			\$0.00
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				

Signature of Executive Director _____	Date _____	Signature of Public Housing Director _____	Date _____
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550105

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance	1406		\$30,000.00				
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$22,500.00			\$0.00	
	SECURITY GUARD SALARY	1408.2		\$22,500.00			\$0.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$31,500.00			\$0.00	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$7,481.00			\$0.00	
	Subtotal	1408		\$83,981.00			\$0.00	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1		\$0.00			\$0.00	
	Director of Mod. Programs full time	1410.2		\$36,000.00			\$0.00	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$5,990.00			\$0.00	
	Subtotal	1410		\$41,990.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

As of 6/30/06

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550105

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT	1430.9		\$8,500.00			\$0.00	
	Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.							
CT 15-1	A/E CONSULTANT	1430.3		\$9,270.00			\$0.00	
	Boiler upgrades, Secure entry, roofing mods Rehab feasibility study							
	Subtotal	1430		\$17,770.00			\$0.00	
PHA WIDE	SITE IMPROVEMENTS	1450		\$8,000.00			\$0.00	
	Picnic Benches, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Surveillance Camera with Monitor Overall site upgrade, playground equipment							
CT 15-1	RIVERSIDE APARTMENTS	1450.11		\$10,000.00			\$0.00	
	Repair compactors							
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21		\$1,700.00			\$0.00	
	Sidewalk ramps							
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31		\$2,800.00			\$0.00	
	Sidewalk repairs							
	Subtotal	1450		\$22,500.00			\$0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550105

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS Lead Paint removal shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets, Window security and replacement glass, cycle painting	1460						
		1460.11		\$90,000.00			\$0.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Move laundry room Bathroom plumbing	1460.21		\$13,500.00			\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS Entryway shortfall, expand laundry room in CC	1460.31		\$13,500.00			\$0.00	
	Subtotal	1460		\$117,000.00			\$0.00	
PHA WIDE	DWELLING EQUIPMENT Appliances Washers & Dryers, Tub Divertor @15-2 Stoves, Refrigerators, Hot Water Heaters, Radiators Hall Lighting @15-3, Boiler upgrade 15-1	1465		\$20,700.00			\$0.00	
		Subtotal	1465.1		\$20,700.00			\$0.00

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) CT26P01550105U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APATMENTS Repair balcony grates Continue stairwell vinyl treads	1470 1470.11		\$18,000.00			\$0.00	
CT 15-2	JOHN J. STEVENS APARTMENTS Boiler upgrade (gas)	1470.21		\$1,800.00			\$0.00	
C T 15-3	MONSIGNOR HYNES APARTMENTS Replace trash bins	1470.31		\$0.00			\$0.00	
PHAWIDE	MAIN STREET OFFICE Lobby cooling system Upgrade basement storage area	1470.41		\$2,700.00			\$0.00	
	Subtotal	1470		\$22,500.00			\$0.00	
PHA WIDE	NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT Lawn equipment, Snow removal equipment Generator, Tiller, Auger Vehicle replacement	1475.1		\$25,200.00			\$0.00	
	OFFICE EQUIPMENT Support copy machines, PCs Purchase printers, monitors	1475.2		\$4,500.00			\$0.00	
	COMMUNITY CENTER EQUIPMENT Repair basement drain at 15-1 Enclose basement entryway at 15-1	1475.3		\$9,000.00			\$0.00	
	Subtotal	1475		\$38,700.00			\$0.00	
PHA WIDE	CONTINGENCY	1502		\$24,763.00			\$0.00	
	Subtotal	1502		\$24,763.00			\$0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.² To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550106	FFY of Grant Approval 2006
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___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number _____

___ Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	\$0.00			\$0.00
2	1406 Operations (May not exceed 10% of line 20)	\$23,678.00			\$0.00
3	1408 Management Improvements	\$82,175.00			\$0.00
4	1410 Administration	\$41,089.00			\$0.00
5	1411 Audit	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00			\$0.00
7	1430 Fees and Costs	\$17,770.00			\$0.00
8	1440 Site Acquisition	\$0.00			\$0.00
9	1450 Site Improvement	\$22,500.00			\$0.00
10	1460 Dwelling Structures	\$70,475.00			\$0.00
11	1465.1 Dwelling Equipment-Non-expendable	\$20,700.00			\$0.00
12	1470 Non-dwelling structures	\$22,500.00			\$0.00
13	1475 Non-dwelling Equipment	\$38,700.00			\$0.00
14	1485 Demolition	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$46,525.00			\$0.00
18	1498 Mod Used for Development	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$24,763.00			\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$410,875.00			\$0.00
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				

Signature of Executive Director _____ Date _____

Signature of Public Housing Director _____ Date _____

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance Clerk of the Works	1406		\$23,678.00				
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$22,500.00			\$0.00	
	SECURITY GUARD SALARY	1408.2		\$22,500.00			\$0.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$31,500.00			\$0.00	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$5,675.00			\$0.00	
	Subtotal	<u>1408</u>		<u>\$82,175.00</u>			<u>\$0.00</u>	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1		\$0.00			\$0.00	
	Director of Fac. Programs full time	1410.2		\$25,000.00			\$0.00	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$16,089.00			\$0.00	
	Subtotal	<u>1410</u>		<u>\$41,089.00</u>			<u>\$0.00</u>	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT	1430.9		\$8,500.00			\$0.00	
	Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.							
CT 15-1	A/E CONSULTANT	1430.3		\$9,270.00			\$0.00	
	Boiler upgrades, Secure entry, roofing mods Rehab feasibility study, Demolition study Environmental study							
	Subtotal	1430		\$17,770.00			\$0.00	
PHA WIDE	SITE IMPROVEMENTS	1450		\$8,000.00			\$0.00	
	Siding replacement, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Exterior doors, stairs, painting Overall site upgrade, safety issues							
CT 15-1	RIVERSIDE APARTMENTS	1450.11		\$10,000.00			\$0.00	
	Repair masonry, stairs, seal asphalt							
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21		\$1,700.00			\$0.00	
	Repair exterior masonry, walkways							
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31		\$2,800.00			\$0.00	
	Sidewalk repairs, front entries							
	Subtotal	1450		\$22,500.00			\$0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS	1460						
	Lead Paint removal shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets, Window security and replacement glass, cycle painting	1460.11		\$43,475.00			\$0.00	
	CT 15-2	JOHN J. STEVENS APARTMENTS	1460.21		\$13,500.00		\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS	1460.31		\$13,500.00		\$0.00		
	Subtotal	1460		\$70,475.00			\$0.00	
PHA WIDE	DWELLING EQUIPMENT	1465		\$20,700.00			\$0.00	
	Appliances Washers & Dryers, Tub Divertor @15-2 Stoves, Refrigerators, Hot Water Heaters, Radiators Hall Lighting @15-3, Boiler upgrade 15-1							
	Subtotal	1465.1		\$20,700.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APARTMENTS Repair balcony grates	1470 1470.11		\$18,000.00			\$0.00	
CT 15-2	Continue stairwell repair JOHN J. STEVENS APARTMENTS Replace circulators	1470.21		\$1,800.00			\$0.00	
C T 15-3	MONSIGNOR HYNES APARTMENTS Replace trash bins	1470.31		\$1,000.00			\$0.00	
PHAWIDE	MAIN STREET OFFICE Lobby cooling system Upgrade basement storage area	1470.41		\$1,700.00			\$0.00	
	Subtotal	1470		\$22,500.00			\$0.00	
PHA WIDE	NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT Lawn equipment, Snow removal equipment Generator, Tiller, Auger Vehicle replacement	1475.1		\$25,200.00			\$0.00	
	OFFICE EQUIPMENT Mail Machine, Office Furniture 4 Laser Printers, 2 Laptop Computers, Copy Machine	1475.2		\$4,500.00			\$0.00	
	COMMUNITY CENTER EQUIPMENT Enclose basement entryway at 15-1	1475.3		\$9,000.00			\$0.00	
	Subtotal	1475		\$38,700.00			\$0.00	
PHA WIDE CT 15-1	RELOCATION COSTS Relocation costs for residents of 15-1	1495.1		\$46,525.00			\$0.00	
	Subtotal	1495.1		\$46,525.00			\$0.00	
PHA WIDE	CONTINGENCY	1502		\$24,763.00			\$0.00	
	Subtotal	1502		\$24,763.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
(exp. 06/30/2005)

HA Name ANSONIA HOUSING AUTHORITY	Comprehensive Grant Number CT26P01550107	FFY of Grant Approval 2007
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____

Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	\$0.00			\$0.00
2	1406 Operations (May not exceed 10% of line 20)	\$23,678.00			\$0.00
3	1408 Management Improvements	\$82,175.00			\$0.00
4	1410 Administration	\$41,089.00			\$0.00
5	1411 Audit	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00			\$0.00
7	1430 Fees and Costs	\$17,770.00			\$0.00
8	1440 Site Acquisition	\$0.00			\$0.00
9	1450 Site Improvement	\$22,500.00			\$0.00
10	1460 Dwelling Structures	\$70,475.00			\$0.00
11	1465.1 Dwelling Equipment-Non-expendable	\$20,700.00			\$0.00
12	1470 Non-dwelling structures	\$22,500.00			\$0.00
13	1475 Non-dwelling Equipment	\$38,700.00			\$0.00
14	1485 Demolition	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$46,525.00			\$0.00
18	1498 Mod Used for Development	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$24,763.00			\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$410,875.00			\$0.00
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				

Signature of Executive Director _____	Date	Signature of Public Housing Director _____	Date
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHAWIDE								
OPERATIONS	Clerical, data input, financial, maintenance Clerk of the Works	1406		\$23,678.00				
MGMT IMPROVE	STAFF & COMMISSIONER TRAINING Administration, Modernization, Financial Management Maintenance, Communication, Weekly, Monthly Staff Training, QHWRA Training & Certification	1408.1		\$22,500.00			\$0.00	
	SECURITY GUARD SALARY	1408.2		\$22,500.00			\$0.00	
	COMMUNITY CENTERS Staff Training, Resident Management Training Family Support Services, Policy & Grants Co-ordinator Client Service Co-ordinator	1408.3		\$31,500.00			\$0.00	
	SOFTWARE UPDATE CHAS, LOTUS, WORDPERFECT Other software AQUIDNECK software	1408.4		\$5,675.00			\$0.00	
	Subtotal	<u>1408</u>		<u>\$82,175.00</u>			<u>\$0.00</u>	
ADMIN	Prorated salary + benefits Executive Director, Deputy Director Executive Assist	1410.1		\$0.00			\$0.00	
	Director of Fac. Programs full time	1410.2		\$25,000.00			\$0.00	
	Mod. Assist. Part-time 20 +/- hrs x 40 weeks x	1410.3		\$16,089.00			\$0.00	
	Subtotal	<u>1410</u>		<u>\$41,089.00</u>			<u>\$0.00</u>	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	FEE & COSTS A/E CONSULTANT	1430.9		\$8,500.00			\$0.00	
	Grants Writing - Youth Programs Construction Documents Preparation New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant preparation.							
CT 15-1	A/E CONSULTANT	1430.3		\$9,270.00			\$0.00	
	Boiler upgrades, Secure entry, roofing mods Rehab feasibility study, Demolition study Environmental study							
	Subtotal	1430		\$17,770.00			\$0.00	
PHA WIDE	SITE IMPROVEMENTS	1450		\$8,000.00			\$0.00	
	Siding replacement, Food Prep. Centers, Fence Sidewalk repairs, Balcony/Corridor Lights, Handrails, Pavilion, Trash Enclosure, Exterior doors, stairs, painting Overall site upgrade, safety issues							
CT 15-1	RIVERSIDE APARTMENTS	1450.11		\$10,000.00			\$0.00	
	Repair masonry, stairs, seal asphalt							
CT 15-2	JOHN J. STEVENS APARTMENTS	1450.21		\$1,700.00			\$0.00	
	Repair exterior masonry, walkways							
CT 15-3	MONSIGNOR HYNES APARTMENTS	1450.31		\$2,800.00			\$0.00	
	Sidewalk repairs, front entries							
	Subtotal	1450		\$22,500.00			\$0.00	
Signature of Executive Director			Date	Signature of Public Housing Director			Date	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	DWELLING STRUCTURE RIVERSIDE APARTMENTS	1460						
	Lead Paint removal shortfall, Security Screening at third level Maintenance and Hardware, VCT flooring replacement (25 units) Kitchen Cabinets, Window security and replacement glass, cycle painting	1460.11		\$43,475.00			\$0.00	
	CT 15-2	JOHN J. STEVENS APARTMENTS	1460.21		\$13,500.00		\$0.00	
CT 15-3	MONSIGNOR HYNES APARTMENTS	1460.31		\$13,500.00		\$0.00		
	Subtotal	1460		\$70,475.00			\$0.00	
PHA WIDE	DWELLING EQUIPMENT	1465		\$20,700.00			\$0.00	
	Appliances Washers & Dryers, Tub Divertor @15-2 Stoves, Refrigerators, Hot Water Heaters, Radiators Hall Lighting @15-3, Boiler upgrade 15-1							
	Subtotal	1465.1		\$20,700.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE CT 15-1	NONDWELLING STRUCTURES RIVERSIDE APARTMENTS Repair balcony grates	1470 1470.11		\$18,000.00			\$0.00	
CT 15-2	Continue stairwell repair JOHN J. STEVENS APARTMENTS Replace circulators	1470.21		\$1,800.00			\$0.00	
C T 15-3	MONSIGNOR HYNES APARTMENTS Replace trash bins	1470.31		\$1,000.00			\$0.00	
PHAWIDE	MAIN STREET OFFICE Lobby cooling system Upgrade basement storage area	1470.41		\$1,700.00			\$0.00	
	Subtotal	1470		\$22,500.00			\$0.00	
PHA WIDE	NON DWELLING EQUIPMENT MAINTENANCE EQUIPMENT Lawn equipment, Snow removal equipment Generator, Tiller, Auger Vehicle replacement	1475.1		\$25,200.00			\$0.00	
	OFFICE EQUIPMENT Mail Machine, Office Furniture 4 Laser Printers, 2 Laptop Computers, Copy Machine	1475.2		\$4,500.00			\$0.00	
	COMMUNITY CENTER EQUIPMENT Enclose basement entryway at 15-1	1475.3		\$9,000.00			\$0.00	
	Subtotal	1475		\$38,700.00			\$0.00	
PHA WIDE CT 15-1	RELOCATION COSTS Relocation costs for residents of 15-1	1495.1		\$46,525.00			\$0.00	
	Subtotal	1495.1		\$46,525.00			\$0.00	
PHA WIDE	CONTINGENCY	1502		\$24,763.00			\$0.00	
	Subtotal	1502		\$24,763.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance
and Evaluation Report**

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

00

Part 1: Summary
Replacement Housing Fund (RHP)

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

PHA/IHA Name - ANSONIA HOUSING AUTHORITY		Replacement Housing Fund # CT26R01550100		FFY of Fund Approval 2000			
Original Annual Statement _____ Reserve for Disasters/Emergencies _____		Revised Annual Statement/Revision Number _____		Performance & Evaluation Report_June 30, 2002			
Line No.	Summary by Development Account	Total Estimated Cost*		Actual Cost*			COMMENTS
		Original	Revised	Obligated	Expended	Balance	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)						
3	1408 Management Improvements 1/						
4	1410 Administration 2/						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1495.1 Relocation Costs						
17	1498 Mod Used for Development	\$17,442.00				\$17,442.00	
18	1502 Contingency (may not exceed 8% if line 19)						
19	Amount of Annual Grant (Sum of lines 2-18)	\$17,442.00			\$0.00	\$17,442.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
1/ Management Improvement cost may not exceed 10% of line 15 2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Replacement Housing Fund (RHF)

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

ANSONIA HOUSING AUTHORITY

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

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

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

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

01

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

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

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages

Replacement Housing Fund (RHF) CT26R015501-01

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

ANSONIA HOUSING AUTHORITY

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated*	Funds Expended*	Funds Balance
			Original	Revised*	Difference*			
PHAWIDE								
Mod Used for Development	Replacement Reserve Acquisition of New Housing	1498	\$17,795.00					\$17,795.00
	<u>Subtotal</u>	<u>1498</u>	<u>\$17,795.00</u>			<u>\$0.00</u>		<u>\$17,795.00</u>

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

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

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

02

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

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

Part II: Supporting Page

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

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

Annual Statement/Performance and Evaluation Report

Part 1: Summary

Replacement Housing Fund (RHF)

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

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

PHA/IHA Name ANSONIA HOUSING AUTHORITY		Capital Fund Grant Number # CT26R01550103		FFY of Fund Approval 2003			
Original Annual Statement__		Reserve for Disasters/Emergencies_____		Revised Annual Statement/Revision Number_____		Performance & Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost*		Obligated	Expended	Balance	COMMENTS
		Original	Revised				
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)					\$0.00	
3	1408 Management Improvements 1/					\$0.00	
4	1410 Administration 2/					\$0.00	
5	1411 Audit					\$0.00	
6	1415 Liquidated Damages					\$0.00	
7	1430 Fees and Costs					\$0.00	
8	1440 Site Acquisition					\$0.00	
9	1450 Site Improvement					\$0.00	
10	1460 Dwelling Structures					\$0.00	
11	1465 Dwelling Equipment - Nonexpendable					\$0.00	
12	1470 Nondwelling Structures					\$0.00	
13	1475 Nondwelling Equipment					\$0.00	
14	1485 Demolition					\$0.00	
15	1490 Replacement Reserve					\$0.00	
16	1495.1 Relocation Costs					\$0.00	
17	1498 Mod Used for Development	\$13,127.00				\$13,127.00	
18	1502 Contingency (may not exceed 8% if line 19)					\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)	\$13,127.00				\$13,127.00	
20	Amount of line 19 Related to LBP Activities						
21	Amount of line 19 Related to Section 504 Compliance						
22	Amount of line 19 Related to Security						
23	Amount of line 19 Related to Energy Conservation Measures						
<p>1/ Management Improvement cost may not exceed 10% of line 15</p> <p>2/ Administrative cost may not exceed 7% of line 15 (or 9% of line 15 for PHAs/IHAs having an unusually large geographic area). * to be completed at the end of the year.</p>							
Signature of Executive Director and Date		Signature of Field Office Manager (or Regional Administrator in co-located office) and date					
X		X					

Part II: Supporting Page

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Estimated Cost			Actual Cost		
			Original	Revised*	Difference*	Funds Obligated*	Funds Expended*	Funds Balance*
Modernization Used for Development	Replacement Reserve Acquisition of New Housing	1498	\$13,127.00				\$0.00	\$16,907.00
	<u>Subtotal</u>	<u>1498</u>	<u>\$13,127.00</u>				<u>\$0.00</u>	<u>\$0.00</u>

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

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

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

OMB Approval No. 2577-0157
 (exp. 06/30/2005)

HA Name <p style="text-align: center;">ANSONIA HOUSING AUTHORITY</p>	Comprehensive Grant Number <p style="text-align: center;">CT26R01550104</p>	FFY of Grant Approval <p style="text-align: center;">2004</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____

Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Non-expendable				
12	1470 Non-dwelling structures				
13	1475 Non-dwelling 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		\$16,111.00		\$0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)		\$16,111.00		\$0.00
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				

Signature of Executive Director _____ Date _____		Signature of Public Housing Director _____ Date _____
--	--	---

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Modernization Used For Development	Acquisition of new housing	1498		\$16,111.00			\$0.00	
	Subtotal	1498		\$16,111.00			\$0.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

ANSONIA HOUSING AUTHORITY

REPLACEMENT HOUSING PLAN

- 1.) Brief Description:
The Ansonia Housing Authority plans to use their Replacement Housing Funds to leverage additional funding from private lending institutions to acquire additional housing units.
 - A.) The Authority proposes to acquire a 2 family unit.
 - B.) The development method to be used will be acquisition with rehabilitation.
 - C.) The structure type will be a double family home.

- 2.) The Authority will proceed along the following sequence of activities:
 - A.) Prepare a Request for Qualifications (RFQ) for an architect/consultant.
 - B.) Hire an architect/consultant
 - C.) Begin looking for properties.
 - D.) Development proposal.
 - E.) Purchase the property.
 - F.) Prepare plans and specifications for the property.
 - G.) Advertise for bids if necessary, if not obtain three (3) prices
 - H.) Sign construction contract.
 - I.) Monitor construction, complete construction.

The Ansonia Housing Authority will submit an RHF Plan for a second five (5) year increment when required as outlined in PIH Notice 2003-10.

- 3.) Amount and Sources of Funding:

Capital Fund (RHF)

2000	17,442
2001	17,795
2002	16,907
2003	13,127
2004	16,111
TOTAL	\$81,382

AHA funds	\$50,000
CHFA loan/grant	\$50,000
Mortgage secured by property	\$93,618
Total Funding	\$275,000

Five-Year Action Plan

Part I: Summary

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 11/30/08)

HA Name ANSONIA HOUSING AUTHORITY	Locality (City/County & State) 36 Main Street, Ansonia, CT 06501	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ____
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A. Development Number/Name	Work Stmt. for Year 1 FFY 2006	Work Statement for Year 2 FFY 2007	Work Statement for Year 3 FFY 2008	Work Statement for Year 4 FFY 2009	Work Statement for Year 5 FFY 2010
PHA-WIDE	See Annual Statement	28,700	28,700	28,700	28,700
15-1 RIVERSIDE		100,000	100,000	100,000	100,000
15-2, JOHN J. STEVENS		15,200	15,200	15,200	15,200
15-3, MONSIGNOR HYNES		16,300	16,300	16,300	16,300
B. Physical Improvements Subtotal		160,200	160,200	160,200	160,200
C. Management Improvements		82,175	82,175	82,175	82,175
D. HA-Wide Nondwelling Structures and Equipment		61,200	61,200	61,200	61,200
E. Administration		41,089	41,089	41,089	41,089
F. Other		42,533	42,533	42,533	42,533
G. Operations		23,678	23,678	23,678	23,678
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		410,875	410,875	410,875	410,875
L. Total Non-CGP Funds		0	0	0	0
M. Grand Total		410,875	410,875	410,875	410,875

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY 2006	Work Statement for Year 2 FFY 2007			Work Statement for Year 3 FFY 2008		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-WIDE Road repairs, sidewalks Fences, outdoor lighting Appliances	273	28,700	PHA-WIDE Road repairs, sidewalks Fences, outdoor lighting Appliances	273	28,700
	15-1 RIVERSIDE APARTMENTS Safety issues Repair boilers, stairs, asphalt Demolition, environmental studies	165	60,250	15-1 RIVERSIDE APARTMENTS Safety issues, bathroom fixtures, cabinets Repair boilers, stairs, asphalt Roofs, windows, boilers	165	60,250
	15-2 JOHN J. STEVENS APTS Walks, stairs Boiler upgrade (shortfall) Balcony remodel	34	30,500	15-2 JOHN J. STEVENS APTS Interior painting Exterior painting Boiler upgrade (shortfall) Construct common room	34	30,500
	15-3 MONSIGNOR HYNES APTS Paint units Repair sidewalks Upgrade kitchens	74	40,750	15-3 MONSIGNOR HYNES APTS Repair roadways Replace trash enclosures New storage units	74	40,750
	Subtotal of Estimated Cost		160,200	Subtotal of Estimated Cost		160,200

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY 2006	Work Statement for Year 4 FFY 2009			Work Statement for Year 5 FFY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-WIDE Road repairs, sidewalks Fences, outdoor lighting Appliances	273	28,700	PHA-WIDE Road repairs, sidewalks Fences, outdoor lighting Appliances	273	28,700
	15-1 RIVERSIDE APARTMENTS Safety issues, bathrooms, cabinets Roofs, windows, boilers Basement electrical panels	165	60,250	15-1 RIVERSIDE APARTMENTS Safety issues, bathrooms, cabinets Roofs, windows, boilers Basement electrical panels	165	60,250
	15-2 JOHN J. STEVENS APTS Upgrade kitchens Windows Construct common room	34	30,500	15-2 JOHN J. STEVENS APTS Retrofit common areas, apt 33 for handicap access	34	30,500
	15-3 MONSIGNOR HYNES APTS Revamp AC/DC battery backup in alarm Heating system conversion Exterior lighting	74	40,750	15-3 MONSIGNOR HYNES APTS Water heater replacement Heating system conversion Reroute main sewer line in Bldg 4	74	40,750
	Subtotal of Estimated Cost		160,200	Subtotal of Estimated Cost		160,200

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY 2006	Work Statement for Year 2 FFY 2007			Work Statement for Year 3 FFY 2008		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-WIDE			PHA-WIDE		
	Staff training	100%	22,500	Staff training	100%	22,500
	Part time security guards	2 people	18,175	Part time security guards	2 people	18,175
	Community centers	100%	31,500	Community centers	100%	31,500
	Software upgrades	100%	10,000	Software upgrades	100%	10,000
	Subtotal of Estimated Cost		82,175	Subtotal of Estimated Cost		82,175

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY 2006	Work Statement for Year 4 FFY 2009			Work Statement for Year 5 FFY 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA-WIDE			PHA-WIDE		
	Staff training	100%	22,500	Staff training	100%	22,500
	Part time security guards	2 people	18,175	Part time security guards	2 people	18,175
	Community centers	100%	31,500	Community centers	100%	31,500
	Software upgrades	100%	10,000	Software upgrades	100%	10,000
	Subtotal of Estimated Cost		82,175	Subtotal of Estimated Cost		82,175

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

SAFETY (not required, but added by Authority due to its high level of priority in operations)

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

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

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

- 4. The Housing Authority's approaches to making people feel safe by adequate screening of potential tenants.**

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

NEIGHBORHOOD APPEARANCE

- 1. The Housing Authority's approaches to improve our residents' perceptions of their homes.**
 - a. **AHA is reviewing the feasibility of purchasing or leasing a portable toilet in an effort to deter public urination and defecation in stairwells, walkways and hallways**
 - b. **Resident meetings, questionnaires or surveys may be conducted to determine their concerns and perceptions on these issues.**
 - c. **Residents have been notified to remove all trash from stairwells and balconies outside their units, and AHA maintenance staff will remove garbage or belongings from these areas at resident expense if not maintained.**
 - d. **The number of maintenance staff has been increased to improve site conditions.**

- 2. The Housing Authority's approaches to improve our residents' perception of the exterior of their buildings.**
 - a. **All balconies are power washed on a routine and as-needed basis.**
 - b. **Maintenance staff conducts a walk through and notes each development's condition daily, and allots time and staff as required to keep grounds and buildings clean.**

- c. Security personnel report any unusual or notably poor conditions.
 - d. Graffiti is removed within 24 hours.
 - e. Additional dumpsters or more frequent trash pickup is being looked into to decrease garbage collecting around the dumpster areas and decrease rodent activity.
 - f. A litter vacuum has been procured which significantly improves pickup of even small debris such as broken glass, and will dramatically decrease the time and staff needed to clean a development thoroughly. This vacuum can be used as frequently as required to keep the developments clean.
3. The Housing Authority's approaches to improving our residents' perceptions of parking areas.
- a. A contract has been entered into for removal of abandoned cars.
 - b. Security has been notified to keep written reports on all vehicles that appear abandoned.
 - c. Logs are maintained by security personnel regarding abandoned cars, trash, or glass or anything that is potentially dangerous in common and parking areas.
4. The Housing Authority's approach to improving our residents' perceptions of unnecessary noise.
- a. Grievance hearings are conducted frequently, addressing all complaints regarding tenants who do not abide by the provisions of their lease. Residents are held accountable for the conduct of their household members as well as their guests.
 - b. All tenants who do not respect the quiet enjoyment of the other tenants are placed under eviction.
5. The Housing Authority's approaches to improving our residents' perceptions of pest control.
- a. Work orders are reviewed daily and on a weekly basis for completion, with pest control and infestation issues given high priority.
 - b. Residents will receive educational information on what they may be able to do to aide in pest and infestation prevention.
 - c. A quarterly contract is being sought for infestation/pest control.
6. The Housing Authority's approaches to improving our residents' perceptions of trash and litter problems.
- a. Unit turn-around has been improved through increased staffing.
 - b. A full-time groundskeeper has been employed and is visible and onsite at developments every day.

- c. Correspondence and dialogue with residents and the tenant associations, as many complaints regarding litter/trash are actually due to tenant behavior which better internal neighborhood monitoring and self-policing would vastly improve.

COMMUNICATION

1. The Housing Authority's approaches to improve our residents' perceptions of our responsiveness to their questions and concerns:
 - a. Distribute a quarterly newsletter informing residents of planned and completed projects at the various properties.
 - b. Provide better notice of special events and invite suggestions from residents for same.
2. The Housing Authority's approach to improve our residents' perceptions of whether we are courteous or professional:
 - a. Stress the need to be professional and courteous at weekly staff meetings.
 - b. Answer all questions and letters from residents in a professional and timely manner.
 - c. Encourage residents to report incidents of non-professional behavior to management.
3. The Housing Authority's approach to improve our residents' perceptions of our support to the resident/tenant organization:
 - a. Encourage staff to attend resident/tenant meetings to answer questions and show Authority support of the organization.

ATTACHMENT T - Community Service Policy

GENERAL

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement

EXEMPTIONS

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary care giver for someone who is blind or disabled
- D. Family members engaged in work activity
- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

NOTIFICATION OF THE REQUIREMENT

The Ansonia Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The Ansonia Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Ansonia Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise

them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Ansonia Housing Authority will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Ansonia Housing Authority may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the Ansonia Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.
- E. The volunteer coordinator will advise the Ansonia Housing Authority on a monthly basis whether each applicable adult family member is in compliance with the community service requirement.

NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

The Ansonia Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

OPPORTUNITY FOR CURE

The Ansonia Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, the Ansonia Housing Authority shall take action to terminate the lease.