

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008

Annual Plan for Fiscal Year 2008

**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:** Meriden Housing Authority    **PHA Number:** CT011

**PHA Fiscal Year Beginning: (10/2008)**

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
 Number of public housing units: 485    Number of S8 units:    Number of public housing units:  
 Number of S8 units: 656

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

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

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 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)

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
    - Leverage private or other public funds to create additional housing opportunities:
    - Acquire or build units or developments
    - Other (list below)

- PHA Goal: Improve the quality of assisted housing  
Objectives:

- |                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <input type="text" value="74"/>                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> Improve voucher management: (SEMAP score)                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> Increase customer satisfaction: <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)</li><li><input checked="" type="checkbox"/> Renovate or modernize public housing units:</li></ul> |

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

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

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

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

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

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

Other: (list below)

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

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

**Other PHA Goals and Objectives: (list below)**

**Expand the Supply of Assisted Housing:**

*The MHA is working on the financing for the renovations or demolition and reconstruction of Chamberlain Heights. Currently the MHA is in the process of establishing the means of gaining financing through bond issuance. The MHA has applied for replacement vouchers for Chamberlain Heights. The MHA has received 45 out of 124 vouchers. The MHA will apply for the remaining 79 vouchers.*

*Increase Assisted Housing Choices:*

*The MHA will construct resident owned single and multi-family units that will be rented to Section 8 families. The Families in the Home-ownership program are being encouraged to utilize escrow funds for homeownership.*

*Provide an improved living environment:*

*The MHA has continued, and increased, the use of security patrols at the elderly developments to ensure a safer living environment. The MHA meets with the Security Company once per month to discuss observations of illegal activities. The MHA has also started having resident meetings with the Meriden Police Department to discuss security concerns of the residents.*

*The MHA continues to promote self-sufficiency and asset development of assisted families.*

## CHAMBERLAIN HEIGHTS

*The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities' most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.*

*Credit repair and counseling assists our residents in getting ready to assume mortgages. Bank matched Individual Development Accounts, (IDA's), help residents save for down payments and closing costs. A Fannie Mae representative works closely with each participant. She also recruits committed lenders and realtors to the program, screening and organizing all partners to eliminate the chance for impropriety. The MHA, Fannie Mae and CCC provide cutting edge first time homebuyer education to participants. Case management is provided by Catholic Family Services, a faith based, HUD approved homeownership councilor. CFS also does follow up visits once participants move into their new homes to ensure that all obligations are being met to ensure participant success and reduce the chance of foreclosure.*

## MILLS MEMORIAL

*The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.*

### **Annual PHA Plan PHA Fiscal Year 2008**

[24 CFR Part 903.7]

#### **i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**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.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**

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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.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
<b>X</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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
<b>X</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	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
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
	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	1859	21%	2069				
Income >30% but <=50% of AMI	4260	69%	4788				
Income >50% but <80% of AMI	2868	10%	2950				
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: **07/2005-06/2010**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1968		90
Extremely low income <=30% AMI	1696	896.1%	
Very low income (>30% but <=50% AMI)	250	12.7%	
Low income (>50% but <80% AMI)	22	1.06%	
Families with children	1461	86%	
Elderly families	48	1.7%	
Families with Disabilities	28	1.4%	
Race/ethnicity	White	962	
Race/ethnicity	Black/African American	145	
Race/ethnicity	No Race	861	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR	341	17.32%	
2 BR	940	47.8%	
3 BR	573	29.11%	
4 BR	114	5.8%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: the Section 8 waiting list			
How long has it been closed (# of months)? 30 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

**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)

**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)

## **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	0.00	
i) HOME		
Other Federal Grants (list below)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>		

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

[24 CFR Part 903.7 9 (c)]

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

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity

- Rental history
- Housekeeping
- Other (Credit History)

- 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 (see c 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? **1**

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

If yes, how many lists? **1 Chamberlain Heights**

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists? **2**

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: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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:
- 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: CT011-05 Chamberlain Heights

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:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

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

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)

**(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) When the waiting list is open, pre-applications can be obtained through the newspaper or at the MHA Administrative Office.

**(3) Search Time**

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

If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below) Program Mailing

**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: The MHA has set the minimum rent at \$50.00. However, if the family request a hardship exemption, the MHA will immediately suspend the \$50.00 minimum rent for the family until the MHA can determine whether the hardship is a temporary or a long term situation.

A. Hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

5. When a death has occurred in the family.

B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.

C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of resident rent owed for the suspension period.

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

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

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)
- 95<sup>th</sup> 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) When the family composition changes.

- 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) Fair Market Rents

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

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

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

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

A. A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

5. When a death has occurred in the family.
  - B. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
  - C. Temporary hardship. If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of resident rent owed for the suspension period.
  - D. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
  - E. Appeals. The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure

## **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 MHA is headed by the Executive Director. There are the three Directors ( Finance, Asset Management and Resident Services) and an Administrative Assistant that report to the Executive Director. Purchasing Clerk, Finance Clerk and Inventory Clerk report to the Director of Finance. Three Asset Managers, Receptionist, Maintenance Field Supervisor, eight maintenance men, Resident Selection Specialist, Section 8 FSS Home-ownership Coordinator, FSS Assistant, two Leased Housing

Clerks and Leased Housing Specialist report to the Director of Asset Management. A Public Housing FSS Coordinator, Section 3 Job Developer and six part time employees report to the Director of Resident Services.

**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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	485 units	120
Section 8 Vouchers	656 units	180
Section 8 Certificates	N/A	
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

**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)  
MHA Policy Handbook
- (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:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

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

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

If yes, list additions to federal requirements below:

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

## A. Capital Fund Activities

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

### (1) Capital Fund Program Annual Statement

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

Select one:

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

-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 (state name)

-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 yes, list development name/s below:  
Mills Memorial CT011-001

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
Mills Memorial CT011-001  
Chamberlain Heights CT011-005

- 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:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Chamberlain Heights 1b. Development (project) number: CT011-005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" 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, submitted, or planned for submission: <u>(03/02/2005)</u>
5. Number of units affected: 124 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 1,2008 b. Projected end date of activity: December 30, 2012

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Mills Memorial 1b. Development (project) number: CT011-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 140 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Beginning August, 2008 a Feasibility Study will commence. b. Projected end date of activity:

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

[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.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)

- |                                                                                                |
|------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development |
|------------------------------------------------------------------------------------------------|

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
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)

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

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
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: See Attached Plan

a. Size of Program See Attached Plan

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: See Attached Plan

## **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
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
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)


**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2005 Estimate)</b>	<b>Actual Number of Participants (As of: DD/MM/YY)</b>
Public Housing		
Section 8		

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

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

2. What information or data did the PHA 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)

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

#### **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) Offering space at the development for the local Police

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

## Mills Memorial

### C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below) Mills Memorial & Community Towers

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

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

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

#### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)
  
- b. Eligible candidates: (select one)  
 Any recipient of PHA assistance  
 Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
  
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)

### D. Other Information Required by HUD

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

**Violence Against Women Act:** In accord with the Violence Against Women Act of 2005, the MHA staff makes every attempt to assist those victims of domestic violence to get services including but not limited to referring the victim to battered women's shelter, contacting Department of Children and Families, contacting other PHA's to assist removing the victim from the situation.

## **Attachments**

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CT26P01150108 FFY of Grant Approval: (06/13/2008)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$156,787.00
3	1408 Management Improvements	\$140,000.00
4	1410 Administration	\$78,393.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$42,884.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$0.00
10	1460 Dwelling Structures	\$0.00
11	1465.1 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	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	\$0.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$783,937.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$59,840.00
23	Amount of line 20 Related to Security	\$45,000.00
24	Amount of line 20 Related to Energy Conservation Measures	\$15,000.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Authority Wide	Operations	11-01,11-02 11-05	\$156,787.00
Authority Wide	Staff Training	11-01, 11-02, 11-05	\$15,000.00
Mills Memorial Apartments	Resident Job Training	11-1	\$27,500.00
Community Towers Apartments	Activities Coordinator	11-2	\$25,000.00
Community Towers Apartment	Additional Security Patrols	11-2	\$45,000.00
Chamberlain Heights	Resident Job Training	11-5	\$27,500.00
Authority Wide	Administrative Salaries & Fringe Benefit	11-01, 11-02, 11-05	\$78,393.00
Authority Wide	Fees and Costs for A & E Services	11-01, 11-02, 11-05	\$42,884.00
Community Towers Apartments	Replace automatic entry doors, ass automatic opener to North & South Towers, for Handicap Access	11-02	\$59,840.00
Community Towers Apartments	Cyclical Painting of all units and common areas.	11-02	\$156,033.00
Chamberlain Heights	Replace exterior entry and all storm doors	11-05	\$135,000.00
Mills Memorial Apartments	Purchase energy start rated refrigerators	11-01	\$6,000.00
Mills Memorial Apartments	Purchase energy star rated electric ranges	11-01	\$3,000.00
Community Towers Apartments	Purchase energy star rated electric ranges	11-02	\$2,000.00
Community Towers Apartments	Purchase energy star rated refrigerators	11-02	\$4,000.00
	Total		<b>\$783,393.00</b>

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
11-0 Authority Wide	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-5 Chamberlain Heights	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-5 Chamberlain Heights	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>11-0</b>	<b>Authority Wide</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
<b>Operations:</b>			<b>\$156,787.00</b>
<b>Operations</b>			<b>\$156,787.00</b>
<b>Operations</b>			<b>\$156,787.00</b>
<b>Operations</b>			<b>\$156,787.00</b>
<b>Staff Training</b>			<b>\$9,000.00</b>
<b>Staff Training</b>			<b>\$15,000.00</b>
<b>Staff Training</b>			<b>\$15,000.00</b>
<b>Staff Training</b>			<b>\$17,000.00</b>
<b>Administration</b>			<b>\$78,393.00</b>
<b>Fees and Costs</b>			<b>\$50,884.00</b>
<b>Fees and Costs</b>			<b>\$40,000.00</b>
<b>Fees and Costs</b>			<b>\$45,000.00</b>
<b>Fees and Costs</b>			<b>\$60,000.00</b>
<b>Total estimated cost over next 5 years</b>			<b>\$1,192,604.00</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
11-1	Mills Memorial Apartments			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
Section 3 Resident Training Program			\$36,500.00	FY-2009
Section 3 Resident Training Program			\$34,500.00	FY-2010
Section 3 Resident Training Program			\$30,000.00	FY-2011
Section 3 Resident Training Program			\$30,000.00	FY-2012
Section 3 Program Coordinator			\$30,000.00	FY-2009
Section 3 Program Coordinator			\$35,000.00	FY-2010
Section 3 Program Coordinator			\$35,000.00	FY-2011
Section 3 Program Coordinator			\$35,000.00	FY-2012
Replace existing electric ranges with energy star rated electric ranges			\$4,000.00	FY-2009
Replace existing refrigerators with energy star rated refrigerators			\$4,373.00	FY-2009
Replace domestic Hot Water Holding tanks and hot water circulating pumps			\$174,257.00	FY-2010
Install Security Locks with magnetic card swipe			\$65,000.00	FY-2011
Replace existing electric ranges with energy star rated electric ranges			\$6,000.00	FY-2011
Replace existing refrigerators with energy star rated refrigerators			\$4,500.00	FY-2011
Bathroom Renovations (140 units)			\$331,757.00	FY-2012
<b>Total estimated cost over next 5 years</b>			<b>\$855,887.00</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
11-01	Central Office	N/A	N/A	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Install Roof HVAC Unit (Heat and Central Air – replace duct work			\$80,000.00	FY-2009
Replace Roof on Central Office Building			\$75,000.00	FY-2009
<b>Total estimated cost over next 5 years</b>			<b>\$155,000.00</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
11-2	Community Towers Apartments			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
Activities Coordinator			\$25,000.00	FY-2009
Activities Coordinator			\$25,000.00	FY-2010
Activities Coordinator			\$25,000.00	FY-2011
Activities Coordinator			\$25,000.00	FY-2012
Additional Security Patrols			\$50,000.00	FY-2009
Additional Security Patrols			\$50,000.00	FY-2010
Additional Security Patrols			\$50,000.00	FY-2011
Additional Security Patrols			\$50,000.00	FY-2012
Replace Elevator Car, control and drives at North Towers			\$175,000.00	FY-2009
Replace existing electric ranges with energy star rated ranges			\$3,500.00	FY-2009
Replace existing refrigerators with energy start rated refrigerators			\$5,500.00	FY-2009
Replace elevator car, control and drives at South Towers			\$175,000.00	FY-2010
Installation of piping and incidentals for co-generation operation			\$180,000.00	FY-2011
Install security locks with magnetic card swipe			\$81,757.00	FY-2011
Replace existing electric ranges with energy star rated ranges			\$6,500.00	FY-2011
Replace existing refrigerators with energy start rated refrigerators			\$5,000.00	FY-2011
<b>Total estimated cost over next 5 years</b>			<b>\$932,257.00</b>	

## PHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and II

#### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CT26P01150108 FFY of Grant Approval: (06/13/2008)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$156,787.00
3	1408 Management Improvements	\$140,000.00
4	1410 Administration	\$78,393.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$42,884.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$0.00
10	1460 Dwelling Structures	\$350,873.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$15,000.00
12	1470 Non-dwelling Structures	\$0.00
13	1475 Non-dwelling Equipment	\$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	\$0.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$783,937.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$59,840.00
23	Amount of line 20 Related to Security	\$45,000.00
24	Amount of line 20 Related to Energy Conservation Measures	\$15,000.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Authority Wide	Operations	11-01,11-02 11-05	\$156,787.00
Authority Wide	Staff Training	11-01, 11-02, 11-05	\$15,000.00
Mills Memorial Apartments	Resident Job Training	11-1	\$27,500.00
Community Towers Apartments	Activities Coordinator	11-2	\$25,000.00
Community Towers Apartment	Additional Security Patrols	11-2	\$45,000.00
Chamberlain Heights	Resident Job Training	11-5	\$27,500.00
Authority Wide	Administrative Salaries & Fringe Benefit	11-01, 11-02, 11-05	\$78,393.00
Authority Wide	Fees and Costs for A & E Services	11-01, 11-02, 11-05	\$42,884.00
Community Towers Apartments	Replace automatic entry doors, ass automatic opener to North & South Towers, for Handicap Access	11-02	\$59,840.00
Community Towers Apartments	Cyclical Painting of all units and common areas.	11-02	\$156,033.00
Chamberlain Heights	Replace exterior entry and all storm doors	11-05	\$135,000.00
Mills Memorial Apartments	Purchase energy start rated refrigerators	11-01	\$6,000.00
Mills Memorial Apartments	Purchase energy star rated electric ranges	11-01	\$3,000.00
Community Towers Apartments	Purchase energy star rated electric ranges	11-02	\$2,000.00
Community Towers Apartments	Purchase energy star rated refrigerators	11-02	\$4,000.00
	Total		<b>\$783,937.00</b>

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
11-0 Authority Wide	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-5 Chamberlain Heights	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-0 Authority Wide	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-5 Chamberlain Heights	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-1 Mills Memorial Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011
11-2 Community Towers Apartments	5/30/2010	5/30/2011

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>11-0</b>	<b>Authority Wide</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Operations:</b>		<b>\$156,787.00</b>	<b>FY-2009</b>
<b>Operations</b>		<b>\$156,787.00</b>	<b>FY-2010</b>
<b>Operations</b>		<b>\$156,787.00</b>	<b>FY-2011</b>
<b>Operations</b>		<b>\$156,787.00</b>	<b>FY-2012</b>
<b>Staff Training</b>		<b>\$9,000.00</b>	<b>FY-2009</b>
<b>Staff Training</b>		<b>\$15,000.00</b>	<b>FY-2010</b>
<b>Staff Training</b>		<b>\$15,000.00</b>	<b>FY-2011</b>
<b>Staff Training</b>		<b>\$17,000.00</b>	<b>FY2012</b>
<b>Administration</b>		<b>\$78,393.00</b>	<b>FY-2009</b>
<b>Administration</b>		<b>\$78,393.00</b>	<b>FY-2010</b>
<b>Administration</b>		<b>\$78,393.00</b>	<b>FY-2011</b>
<b>Administration</b>		<b>\$78,393.00</b>	<b>FY-2012</b>
<b>Fees and Costs</b>		<b>\$50,884.00</b>	<b>FY-2009</b>
<b>Fees and Costs</b>		<b>\$40,000.00</b>	<b>FY-2010</b>
<b>Fees and Costs</b>		<b>\$45,000.00</b>	<b>FY-2011</b>
<b>Fees and Costs</b>		<b>\$60,000.00</b>	<b>FY-2012</b>
<b>Total estimated cost over next 5 years</b>		<b>\$1,192,604.00</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
11-1	Mills Memorial Apartments		
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Section 3 Resident Training Program		\$36,500.00	FY-2009
Section 3 Resident Training Program		\$34,500.00	FY-2010
Section 3 Resident Training Program		\$30,000.00	FY-2011
Section 3 Resident Training Program		\$30,000.00	FY-2012
Section 3 Program Coordinator		\$30,000.00	FY-2009
Section 3 Program Coordinator		\$35,000.00	FY-2010
Section 3 Program Coordinator		\$35,000.00	FY-2011
Section 3 Program Coordinator		\$35,000.00	FY-2012
Replace existing electric ranges with energy star rated electric ranges		\$4,000.00	FY-2009
Replace existing refrigerators with energy star rated refrigerators		\$4,373.00	FY-2009
Replace domestic Hot Water Holding tanks and hot water circulating pumps		\$174,257.00	FY-2010
Install Security Locks with magnetic card swipe		\$65,000.00	FY-2011
Replace existing electric ranges with energy star rated electric ranges		\$6,000.00	FY-2011
Replace existing refrigerators with energy star rated refrigerators		\$4,500.00	FY-2011
Bathroom Renovations (140 units)		\$331,757.00	FY-2012
<b>Total estimated cost over next 5 years</b>		<b>\$855,887.00</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
11-01	Central Office	N/A	N/A	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Install Roof HVAC Unit (Heat and Central Air – replace duct work			\$80,000.00	FY-2009
Replace Roof on Central Office Building			\$75,000.00	FY-2009
<b>Total estimated cost over next 5 years</b>			<b>\$155,000.00</b>	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
11-2	Community Towers Apartments		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Planned Start Date (HA Fiscal Year)</b>
Activities Coordinator			FY-2009
Activities Coordinator			FY-2010
Activities Coordinator			FY-2011
Activities Coordinator			FY-2012
Additional Security Patrols			FY-2009
Additional Security Patrols			FY-2010
Additional Security Patrols			FY-2011
Additional Security Patrols			FY-2012
Replace Elevator Car, control and drives at North Towers			FY-2009
Replace existing electric ranges with energy star rated ranges			FY-2009
Replace existing refrigerators with energy start rated refrigerators			FY-2009
Replace elevator car, control and drives at South Towers			FY-2010
Installation of piping and incidentals for co-generation operation			FY-2011
Install security locks with magnetic card swipe			FY-2011
Replace existing electric ranges with energy star rated ranges			FY-2011
Replace existing refrigerators with energy start rated refrigerators			FY-2011
<b>Total estimated cost over next 5 years</b>			<b>\$932,257.00</b>



# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P011 50105  
Replacement Housing Factor Grant No:

2005

Original Annual Statement       Reserve for Disaster/Emergencies       Revised Annual statement/Revision No. 3

Performance and Evaluation Report for Period Ending 6/30/2008       Final Performance and Evaluation Report

Monday, June 30, 2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$136,700.00	\$136,700.00	\$136,700.00	\$136,700.00
3	1408 Management Improvements	\$138,000.00	\$128,000.00	\$128,000.00	\$128,000.00
4	1410 Administration	\$75,945.00	\$75,945.00	\$75,945.00	\$75,945.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$169,919.00	\$169,919.00	\$169,919.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$62,374.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$306,440.00	\$248,895.00	\$248,895.00	\$248,895.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization of Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P01150105  
Replacement Housing Factor Grant No:

2005

Original Annual Statement  Reserve for Disaster/Emergencies

Revised Annual statement/Revision No.

Monday, June 30, 2008

Performance and Evaluation Report for Period Ending \_\_\_\_\_

Final Performance and Evaluation Report

**Line**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	<b>Amount of Annual Grant (Sum of lines 2- 20)</b>	<b>\$759,459.00</b>	<b>\$759,459.00</b>	<b>\$759,459.00</b>	<b>\$759,459.00</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$70,067.25	\$70,067.25	\$70,067.25	\$70,067.25
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

## Annual Statement/Performance and Evaluation Report

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

Monday, June 30, 2008

713, FFY 2005

#### Part II: Supporting Pages

PHA Name:  
Housing Authority of the City of Meriden

Grant Type and Number  
Capital Fund Program Grant No. CT26P01150105

Federal FY of Grant:

FFY 2005

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Operations	1406		1	\$136,700.00	\$136,700.00	\$136,700.00	\$136,700.00	added \$70,830.00 for 2005 submission.
972	<b>Total for Account# 1406</b>				<b>\$136,700.00</b>	<b>\$136,700.00</b>	<b>\$136,700.00</b>	<b>\$136,700.00</b>	
11-0 Authority Wide	Staff Training	1408		1	\$18,000.00	\$8,000.00	\$8,000.00	\$8,000.00	added \$6,000.00 for 2005

								submission.
975								
11-0 Authority Wide	HTVN Subscription	1408	0	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00 transferred to item 997 - Security Patrols at Community Towers.
993								
11-1 Mills Memorial Apartments	Section 3 Resident Job Training	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	training program was able to start earlier than expected.
996								
11-2 Community Towers Apartments	Activities Coordinator	1408	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	added \$7,362.00 for 2005 submission.
974								
11-2 Community Towers Apartments	Security Patrols	1408	0	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$6,500.00 added from item 993,
HTVN subscription								997 cancelled.

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

Monday, June 30, 2008  
**713, FFY 2005**

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150105			FFY 2005				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended	
11-5 Chamberlain Heights	Section 3 Resident Job Training	1408		0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	998								
	<b>Total for Account# 1408</b>				<b>\$138,000.00</b>	<b>\$128,000.00</b>	<b>\$128,000.00</b>	<b>\$128,000.00</b>	
11-0 Authority Wide	Administrative Salaries & Fringe Benefits	1410		0	\$75,945.00	\$75,945.00	\$75,945.00	\$75,945.00	added \$12,000.00 for 2005 submission.
	999								
	<b>Total for Account# 1410</b>				<b>\$75,945.00</b>	<b>\$75,945.00</b>	<b>\$75,945.00</b>	<b>\$75,945.00</b>	
11-0 Authority Wide	Fees and Costs	1430		0	\$40,000.00	\$169,919.00	\$169,919.00	\$169,919.00	#1 deducted \$54,500.00 for the 2002, 5yr. Submission
	1000								
	<b>Total for Account# 1430</b>				<b>\$40,000.00</b>	<b>\$169,919.00</b>	<b>\$169,919.00</b>	<b>\$169,919.00</b>	
11-2 Community Towers Apartments	Security Fencing and Landscaping	1450		0	\$62,374.00	\$0.00	\$0.00	\$0.00	added \$10,974.00 for 2005 submission
	892								
	<b>Total for Account# 1450</b>				<b>\$62,374.00</b>	<b>\$0.00</b>			

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

Monday, June 30, 2008  
**713, FFY 2005**

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150105			FFY 2005				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Repair Roof at Maintenance Facility	1460		1	\$0.00	\$93,100.00	\$93,100.00	\$93,100.00	Emergency Roof repair over the administrative offices at the Facility
	1117								
11-01 Central Office Building	Emergency Repair of Central Office Roof	1460		1	\$0.00	\$15,650.00	\$15,650.00	\$15,650.00	Adhesive on EPDM failed, roof leaking drastically.
	1116								
11-01 Central Office Building	Install new roof top heating/cooling unit at the Central Office	1460		1	\$0.00	\$12,600.00	\$12,600.00	\$12,600.00	
	1131								
11-1 Mills Memorial Apartments	Rehabilitate domestic hot water supply, and hot water heating distribution system.	1460		0	\$168,431.00	\$0.00	\$0.00	\$0.00	#1 added \$74,641.00 for the 2002 5yr. Submission
	1001								
11-1 Mills Memorial Apartments	Replace VCT flooring	1460		0	\$38,009.00	\$0.00	\$0.00	\$0.00	
	1002								
11-1 Mills Memorial Apartments	Emergency Repair of hard Wired Fire Alarm Systems	1460		0	\$0.00	\$20,067.25	\$20,067.25	\$20,067.25	
	1118								

**Annual Statement/Performance and Evaluation Report**

Monday, June 30, 2008

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

**713, FFY 2005**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150105			FFY 2005				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
		Dev. Acct	No	Quantity	Original	Revised	Funds Obligated		Funds Expended
11-2 Community Towers Apartments	Replace Air Conditioner Sleeves.	1460		0	\$0.00	\$0.00	\$0.00	\$0.00	#1 deducted \$161,950.00 for the 2002 5yr. Submission, project to be funded on Performance contract
1003									
11-2 Community Towers Apartments	Rehabilitate units for handicap accessibility.	1460		0	\$100,000.00	\$0.00	\$0.00	\$0.00	#1 added \$52,000.00 for the 2002 5yr. Submission
1005									
11-2 Community Towers Apartments	Replace roof over Community Room	1460		0	\$0.00	\$78,228.71	\$78,228.71	\$78,228.71	Contractor was forced to stop roof replacement, due to weather.
1115									
11-2 Community Towers Apartments	Emergency Repair of Fire Damaged elevator car #1	1460		1	\$0.00	\$2,249.04	\$2,249.04	\$2,249.04	
1132									
11-5 Chamberlain Heights	Replace exterior and storm doors.	1460		0	\$0.00	\$0.00	\$0.00	\$0.00	#1 deducted \$134,600.00 for the 2002 5yr. Submission

1006

11-5 Chamberlain Heights	Repair Main Water Lines on Hollis Drive to have sufficient pressure for Fire suppression	1460	0	\$0.00	\$27,000.00	\$27,000.00	\$27,000.00	Water main had to be replaced due to extremely low water pressure,
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1119

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

Monday, June 30, 2008  
**713, FFY 2005**

PHA Name:		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150105		FFY 2005				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct	No	Quantity	Original	Revised	Funds Obligated	
	<b>Total for Account# 1460</b>				<b>\$306,440.00</b>	<b>\$248,895.00</b>	<b>\$248,895.00</b>	<b>\$248,895.00</b>
	<b>GRAND TOTAL</b>	<b>713</b>			<b>\$759,459.00</b>	<b>\$759,459.00</b>	<b>\$759,459.00</b>	<b>\$759,459.00</b>

**Annual Statement/Performance and Evaluation Report**

Monday, June 30, 2008

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

**713, FFY 2005**

**Part III: Implementation Schedule**

PHA Name:		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>		
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150105		FFY 2005		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		Reasons or Revised Target Dates	
	Original	Revised	All Funds Expended (Quarter Ending Date)	Actual	Original	Revised
11-0 Authority Wide, Item 972	9/15/2005		11/15/2006	9/15/2006		11/15/2006
11-0 Authority Wide, Item 975	9/15/2007		11/15/2006	9/15/2008		11/15/2006
11-0 Authority Wide, Item 993						
11-1 Mills Memorial Apartments, Item 996	9/15/2007		5/31/2006	9/15/2007		6/29/2006
11-2 Community Towers Apartments, Item 974	9/15/2007		5/31/2006	9/15/2008		6/30/2007
11-2 Community Towers Apartments, Item 997	9/15/2007		8/27/2006	9/15/2008		1/11/2007
11-5 Chamberlain Heights, Item 998	9/15/2007		6/29/2007	9/15/2008		4/30/207
11-0 Authority Wide, Item 999	9/15/2007		5/31/2006	9/15/2008		2/28/2007

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

Monday, June 30, 2008  
**713, FFY 2005**

PHA Name:  
 Housing Authority of the City of Meriden

**Grant Type and Number**  
 Capital Fund Program Grant No. CT26P01150105

**Federal FY of Grant:**  
 FFY 2005

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		All Funds Expended (Quarter Ending Date)		Reasons or Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-0 Authority Wide, Item 1000	9/15/2007		1/19/2007	9/15/2008		1/19/2007	
11-2 Community Towers Apartments, Item 892	9/15/2007			9/15/2008			
11-0 Authority Wide, Item 1117	12/5/2005		12/5/2005	11/15/2006		11/15/2006	
11-01 Central Office Building, Item 1116	12/1/2005	12/1/2005	12/1/2005	12/15/2005		12/9/2005	
11-01 Central Office Building, Item 1131	9/25/2006		9/25/2006	10/30/2006		10/16/2006	
11-1 Mills Memorial Apartments, Item 1001	9/15/2007			9/15/2008			
11-1 Mills Memorial Apartments, Item 1002	9/15/2007			9/15/2008			
11-1 Mills Memorial Apartments, Item 1118	3/8/2007		3/8/2007	4/10/2006		4/10/2006	

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

713, FFY 2005

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.			Reasons or Revised Target Dates
	Original	Revised	Actual	Grant No.		
				Original	Revised	
11-2 Community Towers Apartments, Item 1003						
11-2 Community Towers Apartments, Item 1005	9/15/2007			9/15/2008		
11-2 Community Towers Apartments, Item 1115	12/1/2005	12/1/2005	12/1/2005	12/30/2006		2/1/2007
11-2 Community Towers Apartments, Item 1132	12/26/2006		12/26/2006	1/30/2007		12/26/2006
11-5 Chamberlain Heights, Item 1006						
11-5 Chamberlain Heights, Item 1119	5/30/2006	5/30/2006	5/30/2006	5/30/2007		5/30/2006

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P01150106  
Replacement Housing Factor Grant No:

FY 2006

Original Annual Statement       Reserve for Disaster/Emergencies       Revised Annual statement/Revision No. 3  
 Performance and Evaluation Report for Period Ending 6/30/08       Final Performance and Evaluation Report

Monday, June 30, 2008

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$148,815.00	\$148,815.00	\$148,815.00	\$148,815.00
3	1408 Management Improvements	\$148,000.00	\$148,000.00	\$148,000.00	\$146,983.92
4	1410 Administration	\$74,407.00	\$74,407.00	\$74,407.00	\$74,407.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$116,429.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$130,069.00	\$130,069.00	\$130,069.00	\$84,237.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$83,336.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$199,765.00	\$199,765.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization of Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P01150106

FY 2006

Replacement Housing Factor Grant No:

Original Annual Statement

Reserve for Disaster/Emergencies

Revised Annual statement/Revision No. 3

June 30, 2008

Performance and Evaluation Report for Period Ending 6/30/2008

Final Performance and Evaluation Report

### Line

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	<b>Amount of Annual Grant (Sum of lines 2- 20)</b>	<b>\$766,056.00</b>	<b>\$766,056.00</b>	<b>\$766,056.00</b>	<b>\$519,442.92</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$57,000.00	\$57,000.00	\$57,000.00	\$56,999.92
26	Amount of line 21 Related to Energy Conservation Measures	\$35,000.00	24,707.00	\$24,707.00	\$24,707.00

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

Monday, June 30, 2008  
**714, FFY 2006**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106			FFY 2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct No	Quantity	Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Operations	1406	0	\$148,815.00	\$148,815.00	\$148,815.00	\$148,815.00	deducted \$13,015.00 for 2006 submission
	1019							
	<b>Total for Account# 1406</b>			<b>\$148,815.00</b>	<b>\$148,815.00</b>	<b>\$148,815.00</b>	<b>\$148,815.00</b>	
11-0 Authority Wide	HTVN Subscription	1408	0	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00 added to item 1025 Security Patrols at Community Towers
	1020							
11-0 Authority Wide	Staff Training	1408	0	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	added \$13000.00 for 2005 submission
	1021							
11-1 Mills Memorial Apartments	Resident Job Training	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	1024							
11-2 Community Towers Apartments	Activities Coordinator	1408	0	\$23,000.00	\$21,000.00	\$21,000.00	\$19,984.00	added \$10,500.00 for 2005 submission.
	1023							
11-2 Community Towers Apartments	Additional Security Patrols	1408	0	\$57,000.00	\$57,000.00	\$57,000.00	\$57,999.92	\$7,000.00 from item 1020, HTVN subscription cancelled
	1025							

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Monday, June 30, 2008  
714, FFY 2006

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106		FFY 2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct No	Quantity	Original	Revised	Funds Obligated	Funds Expended	
11-5 Chamberlain Heights	Resident Job Training	1408	0	\$25,000.00	\$27,000.00	\$27,000.00	\$27,000.00	
1026		<b>Total for Account# 1408</b>		<b>\$148,000.00</b>	<b>\$148,000.00</b>	<b>\$148,000.00</b>	<b>\$146,983.92</b>	
11-0 Authority Wide	Administration - Salary & Fringe Benefits	1410	0	\$74,407.00	\$74,407.00	\$74,407.00	\$74,407.00	deducted \$6,508.00 for 2006 submission
1022		<b>Total for Account# 1410</b>		<b>\$74,407.00</b>	<b>\$74,407.00</b>	<b>\$74,407.00</b>	<b>\$74,407.00</b>	
11-0 Authority Wide	Fees and Costs	1430	0	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
1027		<b>Total for Account# 1430</b>		<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	
11-2 Community Towers Apartments	New Parking Lot and Security fencing and lighting	1450	0	\$116,429.00	\$0.00	\$0.00	\$0.00	
1029		<b>Total for Account# 1450</b>		<b>\$116,429.00</b>	<b>\$0.00</b>			
11-1 Mills Memorial Apartments	Emergency Repair to 144 Pratt and 40 Cedar St. Elevators.	1460	2	\$0.00	\$97,027.96	\$97,027.96	\$53,445.00	

1156

**Annual Statement/Performance and Evaluation Report**  
**Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

714, FFY 2006

**Capital**

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106							
		Replacement Housing Factor Grant No.							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apartments	Modernize common areas: ceiling tile, floor tile, lighting, etc.	1460		0	\$0.00	\$0.00	\$0.00	\$0.00	#3: may not be needed! Moved frm 710 Later deleted from 711 per scott for wjr hollis drive
927									
11-2 Community Towers Apartments	Rehab units for handicap accessibility	1460		4	\$130,069.00	\$0.00	\$0.00	\$0.00	
1030									
11-2 Community Towers Apartments	Emergency Repair of Fire Damaged Elevator Car #1, and renovation of car #2	1460		2	\$0.00	\$33,041.04	\$33,041.04	\$30,792.00	
1133									
<b>Total for Account# 1460</b>					<b>\$130,069.00</b>	<b>\$130,069.00</b>	<b>\$130,069.00</b>	<b>\$84,237.00</b>	
11-1 Mills Memorial Apartments	Purchase energy star rated refrigerators	1465.1		0	\$0.00	\$10,293.00	\$10,293.00	\$10,293.00	
1134									
11-1 Mills Memorial Apartments	Purchase energy star rated electric ranges.	1465.1		0	\$0.00	\$5,922.00	\$5,922.00	\$5,922.00	
1135									
11-2 Community Towers Apartments	Purchase new energy efficient electric ranges	1465.1		25	\$15,000.00	\$7,624.00	\$7,624.00	\$7,624.00	added \$6,250.00 for 2005 submission
1031									

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106		FFY 2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct No	Quantity	Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apartments	Replace refrigerators with new energy efficient	1465.1	25	\$20,000.00	\$11,161.00	\$11,161.00	\$11,161.00	added \$8,750.00 for 2005 submission
1032		<b>Total for Account# 1465.1</b>		<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>	
11-0 Authority Wide	Purchase 2 new vehicles and grounds equipment	1475	0	\$83,336.00	\$0.00	\$0.00	\$0.00	
1028		<b>Total for Account# 1475</b>		<b>\$83,336.00</b>	<b>\$0.00</b>			
11-5 Chamberlain Heights	Relocation of residents at Chamberlain Heights, due to renovation/rehabilitation.	1495.1	72	\$0.00	\$199,765.00	\$199,765.00	\$0.00	
1171		<b>Total for Account# 1495.1</b>		<b>\$0.00</b>	<b>\$199,765.00</b>	<b>\$199,765.00</b>		
<b>GRAND TOTAL</b>		<b>714</b>		<b>\$766,056.00</b>	<b>\$766,056.00</b>	<b>\$766,056.00</b>	<b>\$519,442.92</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

Monday, June 30, 2008  
**714, FFY 2006**

PHA Name:  
 Housing Authority of the City of Meriden

**Grant Type and Number**  
 Capital Fund Program Grant No. CT26P01150106

**Federal FY of Grant:**  
 FFY 2006

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		All Funds Expended (Quarter Ending Date)		Reasons or Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-0 Authority Wide, Item 1019	6/30/2008		5/15/2008	6/30/2009		5/15/2008	
11-0 Authority Wide, Item 1020							
11-0 Authority Wide, Item 1021	6/30/2008		9/10/2007	6/30/2009		9/10/2007	
11-1 Mills Memorial Apartments, Item 1024	6/30/2008		5/31/2007	6/30/2009		5/31/2007	
11-2 Community Towers Apartments, Item 1023	6/30/2008		1/29/2008	6/30/2009			
11-2 Community Towers Apartments, Item 1025	6/30/2008		1/11/2007	6/30/2009		4/22/2008	
11-5 Chamberlain Heights, Item 1026	6/30/2008		5/15/2008	6/30/2009		5/15/2008	
11-0 Authority Wide, Item 1022	6/30/2008		3/29/2007	6/30/2009		4/30/2008	

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

714, FFY 2006

Part III: Implementation Schedule

PHA Name:		Grant Type and Number		Federal FY of Grant:			
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106		FFY 2006			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		All Funds Expended (Quarter Ending Date)		Reasons or Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-0 Authority Wide, Item 1027	6/30/2008		1/30/2007	6/30/2009		10/30/2007	
11-2 Community Towers Apartments, Item 1029	6/30/2008			6/30/2009			
11-1 Mills Memorial Apartments, Item 1156	11/9/2007		11/9/2007	6/30/2009			
11-2 Community Towers Apartments, Item 927							
11-2 Community Towers Apartments, Item 1030	6/30/2008			6/30/2009			
11-2 Community Towers Apartments, Item 1133	12/26/2006		12/26/2006	12/26/2006	6/30/2009		
11-1 Mills Memorial Apartments, Item 1134	2/28/2007		2/2/2007	2/28/2008		2/25/2008	
11-1 Mills Memorial Apartments, Item 1135	2/2/2007		2/2/2007	5/1/2008		5/1/2008	

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

714, FFY 2006

Part III: Implementation Schedule

PHA Name:		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>			
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150106		FFY 2006			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		All Funds Expended (Quarter Ending Date)		Reasons or Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Apartments, Item 1031	6/30/2008		2/2/2007	6/30/2009		5/10/2008	
11-2 Community Towers Apartments, Item 1032	6/30/2008		5/16/2008	6/30/2009		5/19/2008	
11-0 Authority Wide, Item 1028	6/30/2008			6/30/2009			
11-5 Chamberlain Heights, Item 1171	6/25/2008			6/25/2009			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P011 50107  
Replacement Housing Factor Grant No:

2007

Original Annual Statement  Reserve for Disaster/Emergencies

Revised Annual statement/Revision No. 2

Monday, June 30, 2008

Performance and Evaluation Report for Period Ending 6/30/2008

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$148,800.00	\$148,800.00	\$414.00	\$414.00
3	1408 Management Improvements	\$140,000.00	\$140,000.00	\$73,582.13	\$19,251.37
4	1410 Administration	\$76,900.00	\$76,900.00	\$76,900.00	\$5,077.84
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,569.00	\$30,569.00	\$7,174.86	\$7,124.86
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$150,836.00	\$150,836.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$171,896.00	\$171,896.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$50,000.00	\$50,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization of Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00

Capital Fund Program Tables

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program (CFP) and Capital Fund Replacement Housing Factor CFP/CFPRHF Part 1: Summary

PHA Name:  
of Grant:  
Authority of the City of Meriden

Housing

Grant Type and Number Federal FY

Capital Fund Program Grant No: CT26P01150107

2007

Replacement Housing Factor Grant No:

Original Annual Statement

Reserve for Disaster/Emergencies

Revised Annual statement/Revision No. 2

Performance and Evaluation Report for Period Ending 6/30/2008

Final Performance and Evaluation Report

**Friday, September 19, 2008**

**Line**

**No.**

**Summary by Development Account**

**Total Estimated Cost**

**Total Actual Cost**

**Original**

**Revised**

**Obligated**

**Expended**

21	<b>Amount of Annual Grant (Sum of lines 2- 20)</b>	<b>\$769,001.00</b>	<b>\$769,001.00</b>	<b>\$158,070.99</b>	<b>\$31,868.07</b>
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$40,000.00	\$40,000.00	\$40,000.00	\$8,964.84
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Monday, June 30, 2008  
**715, FFY 2007**

PHA Name:		Grant Type and Number			Federal FY of Grant:					
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150107			FFY 2007					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	No	Quantity	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost	Status of Proposed Work
					Original	Revised	Funds Obligated	Funds Expended		
11-0 Authority Wide	Operations	1406		0	\$148,800.00	\$148,800.00	\$414.00	\$414.00	deleted \$13,030.00 for 2006 submission	
	1043				<b>\$148,800.00</b>	<b>\$148,800.00</b>	<b>\$414.00</b>	<b>\$414.00</b>		
	<b>Total for Account# 1406</b>									
11-0 Authority Wide	Staff Training	1408		0	\$15,000.00	\$15,000.00	\$5,149.01	\$5,279.01	added \$6,000.00 for 2005 submission.	
	1044									
11-1 Mills Memorial Apartments	Resident Job Training	1408		0	\$30,000.00	\$30,000.00	\$3,433.12	\$3,433.12		
	1048									
11-2 Community Towers Apartments	Activities Coordinator	1408		0	\$25,000.00	\$25,000.00	\$25,000.00	\$1,574.40	added \$10,000.00 for 2005 submission.	
	1052									
11-2 Community Towers Apartments	Security Patrols	1408		0	\$40,000.00	\$40,000.00	\$40,000.00	\$8,964.84		
	1054									
11-5 Chamberlain Heights	Resident Job Training at Chamberlain Heights	1408		0	\$30,000.00	\$30,000.00	\$0.00	\$0.00		
	1051									
	<b>Total for Account# 1408</b>				<b>\$140,000.00</b>	<b>\$140,000.00</b>	<b>\$73,582.13</b>	<b>\$19,251.37</b>		

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150107		FFY 2007				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct No	Quantity	Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Administrative - Salaries and Fringe Benefits	1410	0	\$76,900.00	\$76,900.00	\$76,900.00	\$5,077.84	added \$2,500.00 for 2007 submission
1045	<b>Total for Account# 1410</b>			<b>\$76,900.00</b>	<b>\$76,900.00</b>	<b>\$76,900.00</b>	<b>\$5,077.84</b>	
11-0 Authority Wide	Fees and Costs for A & E Services	1430	0	\$30,569.00	\$30,569.00	\$7,174.86	\$7,124.86	
1046	<b>Total for Account# 1430</b>			<b>\$30,569.00</b>	<b>\$30,569.00</b>	<b>\$7,174.86</b>	<b>\$7,124.86</b>	
11-2 Community Towers Apartments	Replace all parking lots, and circular driveway entries	1450	0	\$150,836.00	\$150,836.00	\$0.00	\$0.00	added \$40,836.00 for 2005 submission
1050	<b>Total for Account# 1450</b>			<b>\$150,836.00</b>	<b>\$150,836.00</b>			
11-1 Mills Memorial Apartments	Install Bathroom vent fans for mold and mildew problem	1460	0	\$49,468.00	\$49,468.00	\$0.00	\$0.00	deleted \$35,532.00 for 2006 submission
1049								
11-2 Community Towers Apartments	Replace roofs on all buildings ( North and South Towers as well as Community Room.)	1460	0	\$122,428.00	\$122,428.00	\$0.00	\$0.00	added \$22,428.00 for 2007 submission
1053								

Annual Statement/Performance and Evaluation Report

Monday, June 30, 2008

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

715, FFY 2007

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150107			FFY 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.		Total Estimated Cost		Total Actual Cost		Status of Proposed Work
		Dev. Acct No	Quantity	Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apartments	Installation of piping and incidentals for co-generation plant.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	Technical Audit update.
1172		<b>Total for Account# 1460</b>		<b>\$171,896.00</b>	<b>\$171,896.00</b>			
11-0 Authority Wide	Purchase new Masonry Dump Truck for Authority use	1475	0	\$50,000.00	\$50,000.00	\$0.00	\$0.00	added \$15,000.00 for 2005 submission
1047		<b>Total for Account# 1475</b>		<b>\$50,000.00</b>	<b>\$50,000.00</b>			
<b>GRAND TOTAL</b>		<b>715</b>		<b>\$769,001.00</b>	<b>\$769,001.00</b>	<b>\$158,070.99</b>	<b>\$31,868.07</b>	

**Annual Statement/Performance and Evaluation Report**

Monday, June 30, 2008

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

**715, FFY 2007**

**Part III: Implementation Schedule**

PHA Name:		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>		
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150107		FFY 2007		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.		Reasons or Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual
11-0 Authority Wide, Item 1043	9/30/2009			6/30/2010		
11-0 Authority Wide, Item 1044	9/30/2009			6/30/2010		
11-1 Mills Memorial Apartments, Item 1048	9/30/2009			6/30/2010		
11-2 Community Towers Apartments, Item 1052	9/30/2009			6/30/2010		
11-2 Community Towers Apartments, Item 1054	9/30/2009			6/30/2010		
11-5 Chamberlain Heights, Item 1051	9/30/2009			6/30/2010		
11-0 Authority Wide, Item 1045	9/30/2009			6/30/2010		
11-0 Authority Wide, Item 1046	9/30/2009			6/30/2010		

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

715, FFY 2007

Part III: Implementation Schedule

PHA Name:		Grant Type and Number			Federal FY of Grant:		
Housing Authority of the City of Meriden		Capital Fund Program Grant No. CT26P01150107			FFY 2007		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		Replacement Housing Factor Grant No.	All Funds Expended (Quarter Ending Date)		Reasons or Revised Target Dates	
	Original	Revised		Actual	Original		Revised
11-2 Community Towers Apartments, Item 1050	9/30/2009			6/30/2010			
11-1 Mills Memorial Apartments, Item 1049	9/30/2009			6/30/2010			
11-2 Community Towers Apartments, Item 1053	9/30/2009			6/30/2010			
11-2 Community Towers Apartments, Item 1172	8/11/2008	8/11/2008	8/11/2008	8/11/2010			
11-0 Authority Wide, Item 1047	9/30/2009			6/30/2010			