



HOUSING AUTHORITY OF THE CITY OF DANBURY ANNUAL PLAN 2008 AND FIVE YEAR PLAN 2008-2012

RESOLUTION 688
ADOPTED OCTOBER 18, 2007

VERSION 7
June 2, 2008

**HOUSING AUTHORITY OF THE CITY OF DANBURY
ANNUAL PLAN
Agency Identification**

PHA Name: Housing Authority of the City of Danbury

PHA Number: CT020

PHA Fiscal Year Beginning: January 1, 2008

Public Access to Information: HOUSING AUTHORITY OF THE CITY
OF DANBURY
ADMINISTRATIVE OFFICE
2 MILL RIDGE ROAD,
DANBURY, CT. 06810

**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

5-YEAR PLAN
HACD FISCAL YEARS 2008 - 2012
[24 CFR Part 903.5]

A. Mission

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

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

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

The Housing Authority of the City of Danbury was established on September 9, 1948. The mission of the agency is to provide decent, safe, sanitary, affordable housing and a suitable living environment for low and moderate income people in the City of Danbury.

In 1978 with the establishment of the Section 8 Program, the Housing Authority expanded its mission to provide rental subsidies for low income people in the private rental market. In 1990, this mission was again expanded to provide Section 8 Rental Assistance on a regional basis.

B. Agency Profile

The Housing Authority of the City of Danbury, Connecticut (HACD) was created pursuant to Section 8-40 of the Connecticut General Statutes. HACD has contracted with the Federal Government acting through the Department of Housing and Urban Development (HUD), for financial assistance for low-income public housing pursuant to the United States Housing Act of 1937, as amended.

The Housing Authority of the City of Danbury ("HACD") is one of the ten largest public housing authorities in the State of Connecticut. The HACD's combined state/federal public and housing choice voucher programs consist of 1840 affordable family and senior rental units in five developments and private apartments throughout the City of Danbury and the region. The HACD's current housing inventory of 1840 compared to 1133 housing units in 2000. As of September, 2007, HACD has 1152 federal 418 federal low income family and elderly rental apartments in (5) five developments across the City of Danbury, CT. HACD's state program houses 613 low and moderate households including 152 elderly households and approximately

low- and moderate- households including 157 elderly households and approximately 1194 authorized residents.

HACD administers a regional Federal Section 8 (Housing Choice Voucher) program with 802 contract units for Danbury, Ridgefield, Newtown, Sherman, New Milford, Bethel, Redding, Brookfield, Monroe, Washington, Bethlehem, and Bridgewater.)

HACD has also contracted with the State of Connecticut's Department of Economic and Community Development for financial assistance for elderly and moderate rental housing projects in the form of capital grants pursuant to Sections 8-14a and 8-70 of the Connecticut General Statutes. Currently, HACD has low- and moderate-income family and elderly rental apartments in six (6) developments across the City of Danbury CT. HACD has also contracted with the State Department of Social Services for grants-in-aid for rental assistance funds.

HACD, as subcontractor, administers a regional Section 8 (Housing Choice Vouchers) program for the State of Connecticut including Danbury, Ridgefield, Newtown, Sherman, New Milford, Bethel, Redding, Brookfield, Monroe, Washington, Bethlehem, and Bridgewater, Stamford, Norwalk. Through its state regional Housing Choice Voucher program, HACD also serves 291 households with including 21 elderly households and approximately 312 authorized residents.

WHO WE SERVE

HACD successfully serves its target population of low and moderate income households in the Greater Danbury area. In fact, 70% of HACD's over 2000 low- and moderate- income households pay no more than 30% of their family income for rent. The rent difference is subsidized by the Department of Housing and Urban Development (HUD). Working families account for 52% of HACD's families; with 40% of HACD families are on public assistance, Social Security, SSI, and/or a pension plan.

HACD provides decent and affordable housing in a safe and secure living environment for low and moderate-income residents throughout the Greater Danbury area. Based upon the 2002 Census, HACD's inventory of housing units represents 10% of the City of Danbury's affordable housing stock and is home to 5% of the City's population.

HACD residents and Section 8 voucher holders combined occupy 20% of the region's rental apartments. Close to 70% of HACD's units are serving families who earn 50% or less of the area median income for the area in which the units are located. In addition, another 10% of those being served earn less than 80% of the area median income. In total, 95% of the families being served by subsidy earn less than 80% of the area median income. Seventy five of the elderly

persons being assisted under HACD's Elderly Housing programs earn less than 25% of the area median income.

C. Goals

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

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

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

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PASS score) Standard Performer 2008
 - Improve voucher management: (SEMAP score) Standard Performer 2008
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- 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)

HOUSING AUTHORITY OF THE CITY OF DANBURY
AGENCY PLAN
Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary [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.

Federal law requires housing authorities to develop, with input from residents of public housing and Section 8, elected officials and the public, a plan that sets forth its major initiatives for the coming year. This year, the Housing Authority of the City of Danbury is also required to prepare a five-year plan, in which it sets out a series of objectives that it plans to achieve over that period.

In developing this plan, and publishing this draft, HACD, reached out to the public, elected officials, the HACD Board of Commissioners, HACD Resident Leadership, Community Leaders, and interested citizens to elicit their comments and recommendations.

To facilitate such comments, HACD held resident meetings during the months of August and September and ended with the public hearing at Ives Manor, 198 Main Street, Second Floor Danbury CT on September 20, 2007.

In addition, written comments on the draft plans were provided through the post office box that HACD maintained during the statutory review period.

Following the public hearing, the HACD will meet again with the Resident leadership to obtain their final comments. HACD will revise this draft based upon comments received from both the RAB and the public. Final plans will be submitted to HUD by October 23, 2008. The

Department of Housing and Urban Development then has 75 days in which to review and approve the plans.

For the fiscal years 2008-2012, The Housing Authority of the City of Danbury (HACD) has adopted key strategic goals as follows:

- Goal One: Improve the lives of our residents through the implementation of an effective Asset Management strategy.
- Goal Two: To achieve standard performer designation through improvements in the Agency's core property management functions
- Goal Three: To achieve standard performer designation in the management of Housing Choice Voucher (Section 8) Program.
- Goal Four: Develop quality housing that is affordable and indistinguishable from the surrounding communities
- Goal Five: Empower HACD employees through sponsored training and education programs
- Goal Seven: Increase intergovernmental collaboratives between the Housing Authority of the City of Danbury and its network of partners in the of public safety and social services delivery.

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[24 CFR Part 903.7 9 (r)]

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ATTACHMENTS

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

Required Attachments:

- Admissions Policy for Deconcentrate CT020a02
- FY 2008 Capital Fund Program Annual Statement CT020b02
- 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 CT020c02
- List of Resident Board Member CT020d02
- Community Service Description of Implementation CT020e02
- Information on Pet Policy CT020f02
- Section 8 Homeownership Capacity Statement, if applicable CT020g02
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) CT020h02

- Deconcentration and Income Mixing CT020i02
- Section 8 Administrative Plan CT020j02
- PHA Certifications CT020k02

Optional Attachments:

- PHA Management Organizational
- FY 2007 Capital Fund Program 5 Year Action Plan CT020b01
- Other (List below, providing each attachment name) CT020lo2
Replacement Housing Plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1996 HUD Appropriations Act	
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	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
	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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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) Corrective Action Plan	(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	1988	5	5	3	5	5	5
Income >30% but <=50% of AMI	1577	5	4	3	4	5	5
Income >50% but <80% of AMI	484	5	3	3	4	4	4
Elderly	1534	5	4	3	4	3	3
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

**STATEMENT OF HOUSING NEEDS ANALYSIS
(SEE CITY OF DANBURY ANNUAL UPDATE TO 2003-2008 CONSOLIDATED PLAN)**

The city of Danbury is a small city in geographic area and in population. It is 42 square miles and, according to the 2005 CERC has a population of 78,641, (1,867 Pop/Sq Mile). The population is 49.3% male and 50.7% female. It is a young city, with a median age of 37. The population is largely white 74.1, with 40.5% Hispanic/Latino, 6.0% Black/African American, 17.8% white, 0.1% Asian and 4.1% “other”.

Education levels are high in Danbury. 29% of residents 25 years and older do have a high school degree or GED, compared to 28% in Connecticut as a whole. 27% of Danbury’s population has a bachelor’s degree as compared to 31.4% in Connecticut. Danbury has a high school graduation rate of 56.9%.

Income levels are high in Danbury. Median family income is \$59,107, mean family income is \$37,978, and per capita income is \$13,428. The percentage of individuals living below the poverty level is 8.0%, which equates to 6500 persons.

Although Whites remain the predominant racial group in Danbury, the proportion of non whites and Hispanics/Latinos has grown rapidly in recent years See Table 1 . In 1990, whites constituted over 87% of the total population, a drop from 91% a decade earlier as contrasted to 74.1 5 in 2005.

The rate of increase among different minority groups varies considerably. During the 1980’2, The Asian and Pacific Islander population quadrupled jumping from 601 in 1980 to 2393 ten years later and 5236 in 2005 an amount that accounts for 35% of the increase in population over this period.

Concurrently, the African American population increased over 27% during the 1980’s and represent 6% of Danbury population. Beginning in the 1990’s, the racial composition of the City was moderately redistributed. The number of White, Non-Hispanic persons declined by 5.6%, while the minority populations, including Black, Hispanic, and Asian/Pacific Islanders, grew. In 2000, White Non-Hispanics comprised 68.1 % of the population, Black Non-Hispanics 6.3%, Hispanics 15.8%, and Asia & Pacific Islanders 5.5%. Native Americans represented less than one percent of the population. The greatest growth from 1990-2000 occurred among the “Other” population, which grew by 467.9%, followed by the Hispanic population with an increase of 145.1%.

TABLE 1 RACIAL DEMOGRAPHICS

Population	Town	County	State
1990	65,585	827,645	3,287,116
2000	74,848	882,567	3,405,565
2005	78,641	909,263	3,287,116
2010	82,132	933,729	3,656,299
05-10 Growth / Yr	0.9%	0.5%	0.7%

Race/Ethnicity (2005)	Town	County	State
White	58,342 74.1	708,206	2,858,875
African American	5,285 6.5	88,379	318,835
Asian Pacific	5,326 6.5	38,839	17,997
Native American	334	2,792	14,298
Hispanic (any race)	13,795 17.5	122,324	370,958
Other/Multi Race	9,354	71,047	224,275

ANALYSIS OF HOUSING NEEDS FOR THE MINORITY POPULATION IN THE CITY OF DANBURY

Of the 9,024 renter households in the City of Danbury in 1990, 37% indicated that their rent exceeded 30% of their income. Fourteen percent of the specified renter households paid more than 50% of their household income for housing costs at that time. The 2000 Census reported a total of 27,18. occupied units, of which 41.7% or 11,334 are renter occupied. Of these, 32.9% pay more than 30% of their household income for rent, and 13.7% pay more than 50% of their household income for rent.

24% of all renter households in Danbury are minority and generally absorb a disproportionate amount of the rental housing cost burden in the City, due to a higher likelihood of low or very low family incomes. 63.5% of all minority-headed renter households reported housing problems with supply and affordability.

83.5% of those with incomes below 30% of the Area Median Income (“AMI”) have related affordable housing problems. For those households with incomes between 31% and 50% of the AMI, the housing cost problem actually increases to 87.7% of these households. 66.3% of those households with incomes between 51% and 80% of the AMI still experienced housing problems. Overall, Hispanic households experienced housing problems at a higher rate than African American, although Black households with incomes between 31% and 80% of the AMI generally reported more housing problems than their Hispanic counterparts.

The Black population is fairly evenly distributed across the City of Danbury, with only one Census tract, Tract 2111, having a substantial concentration of Black residents. The Hispanic population is more concentrated than the Black population, comprising substantial portions of the total population in Census tracts 2101, 2102, 2107 and 2111. Tract 2101 also has a high concentration of “other race” and multiracial residents, and Tract 2102 has a high concentration of multiracial residents as well.

Persons of very low income face an imbalance between capacity to sustain safe and decent housing and the actual cost and availability of housing under current and projected market conditions. Again, factors which contribute to such an extreme gap, in being able to provide affordable housing to households of low income, include high cost and short supply of available land for development; shortage of new housing stock affordable to such families and, shortage of funds available to assist those in need. For example, the downtown area of Danbury is very densely populated and contains its major concentration of racial/ethnic minorities and low and moderate-income persons.

The need to diffuse racial and economic impact throughout the region is obvious. Danbury has traditionally accepted the responsibility for providing the majority of subsidized units for the region’s need. While representing only 13% of the region’s land, Danbury accounts for approximately 69% of the subsidized units (using 2002 data provided by the State of Connecticut Department of Economic and Community Development). According to recently released 2000 Census data, 24% of Danbury’s population is non-white. While no other town exceeds 7.6% (Bethel), Danbury is home to roughly 73% of all non-white people living in the region. In summary, the above indicated that the following minority needs:

1. high cost
2. and short supply of available land for development;
3. shortage of new housing stock affordable to such families and,
4. shortage of funds available to assist those in need.

ANALYSIS OF HOUSING NEEDS FOR THE SPECIAL POPULATION IN THE CITY OF DANBURY

There are several segments of Danbury’s population which have special needs affecting their lives on a daily basis. These include the frail elderly, severely mentally ill, developmentally disabled, and physically disabled and persons with AIDS and related diseases.

- **Frail Elderly** - To determine the estimated number of frail elderly within Danbury , national averages as to the percent of elderly population by age category with at least one Limitation to Activities of Daily Living (ADL) were applied to the City's elderly population figures. Assuming that poor frail elderly have a greater need for public assistance

than higher income elderly, a national percentage for elderly households with very low incomes (VLI) was applied to the number of frail elderly in the various age categories. This methodology estimates that Danbury has 384 frail elderly and 384 frail elderly potentially needing supportive housing.

- **Severely Mentally Ill** - According to the most general national estimate, one percent (1%) of the adult population meets a definition of severe mental illness. Applying this estimate to Danbury's 58,000 persons 18 years of age and older results in an estimate of 580 individuals with severe mental illness. A further estimate, provided by HUD is that approximately 9% of patients entering a state mental hospitals are either homeless or in potential danger of being homeless. Although it is difficult to make a prediction based upon Danbury's mentally ill population estimate, by applying this 9% figure to the 580 individuals it can be assumed that approximately 54 severely mentally ill persons are either homeless or threatened with homelessness and may need supportive housing.
- **Developmentally Disabled** - The nationally accepted percentage of the population, which can be categorized as developmentally disabled, is 1 to 3%, as published by the Association for Retarded Citizens (ARC). This standard would result in an estimate between 780 and 2100 persons in Danbury are developmentally disabled.
- **Physically Disabled** - The 2000 Census counted 19000 persons with a disability in Danbury. 2,769 were over 65 years of age and 4,841 were between the ages of 21 to 64.
- **Persons with AIDS and Related Diseases** – The State Department of Health reports 79 AIDS/HIV cases.

Elderly Households of 1 and 2 members represent the most expanding need group. For many seniors, fixed incomes and high housing and medical costs are resulting in a struggle for economic survival. The elderly also lack social and economic opportunities. Elderly households earning 0-95% of the MEI comprise 20.8% of the total household population, 23% of the owner-

occupied households and 17% of the City's total renter population. Among the elderly households (not including those earning greater than 95% of the median household income), problems/cost burden are present in significant numbers except among those moderate-income renters and owners.

Housing stock, suitable and/or adaptable to the elderly/disability community exists, but at extremely high cost. Both rental and ownership housing is very difficult to provide to Very Low Income (VLI) elderly and persons with disabilities without extremely deep subsidies. With the exception of the Housing Authority, these subsidies do not typically exist. The limited resources to fill the gap between OLI household incomes and housing values in Danbury will inhibit significant advances in meeting the statistical need or demand for OLI or VLI households, elderly or for persons with disabilities.

While most of the housing needs in the city of Danbury are met by the private sector, problems relating to the housing of selected age and income group remains. Major objectives of the Housing Authority of the City of Danbury include

1. The protection of existing housing stock from deterioration.
2. An expansion of supply of affordable housing specifically 1 and 2 bedrooms.
3. Support Services for the disabled and elderly and homeless.

HACD'S STRATEGY TO REMOVED BARRIERS TO FAIR HOUSING OPPORTUNITIES IN THE CITY OF DANBURY

I. AFFORDABILITY

- The Housing Authority of the City of Danbury assists the city in providing housing choice opportunity to low income families with a stock of 802 Housing Choice Vouchers, 33 Shelter Plus Care Certificates and approximately 300 State Vouchers and Rental Assistance Certificates. Included in those numbers are 10 Homeownership Vouchers used for disabled individuals to purchase their own home. The number of homeownership opportunities using Housing Choice Vouchers is expected to rise in 2007. The Housing Choice Voucher program constantly monitors the rent amounts charged by private owners to ensure that reasonable rents are being charged. A system of rent comparables compiled in a private market study is used to determine the reasonable rental amounts. Owners are not permitted to charge program participants unreasonable rents.
- Programs designed to promote Home Ownership of our residents are administered in accordance with funding guidelines. These programs allow residents to pay below income-based rents and provides opportunities for savings towards homeownership:
 - Flat Rents – encourages self-sufficiency and avoids creating disincentives for continued residence for families who are attempting to become economically self-sufficient.
 - Section 8 Homeownership Vouchers – subsidizes the mortgage payments for qualified families over a specified period which allows them to qualify for loans and provides support while income rises to levels that promote independency.

II. SECURITY DEPOSITS

- The Housing Authority provides annual contributions and referrals to the established non-profit organizations that aide in funding security deposits.
- The Housing Authority has worked to form a relationship with outside agencies such as the Key Rings program, which provides assistance with rental security deposits and TBICO that help with budgeting and planning. Referrals are also made to agencies such as CACD to help with overdue rental payment. Brochures are handed out to Housing Authority clients during orientations and referrals are made to the programs if necessary.

III. UNSAFE CONDITIONS/SUBSTANDARD HOUSING

- Capital Needs for Housing Authority properties are accessed annually for development of a five year plan. Prioritization of projects is based on Health/ Safety and property condition based on funding availability.
- The Housing Authority Section 8 Department strictly enforces Housing Quality Standards (HQS) through initial, annual and special inspections. Owners and tenants are required to maintain minimum HQS to continue receiving assistance. If a unit

does not meet minimum standards the owners is put into abatement meaning Housing Assistance Payments are discontinued and the tenant is issued a voucher to locate a new unit. Quality Control inspections are conducted by a Manager and a trained inspector to ensure that inspections are being conducted properly and accurately.

- The Housing Authority conducts annual property inspections, as well as regular unit and systems inspections, to ensure compliance with building codes and resident lease compliance regarding maintenance and occupancy.

IV NEIGHBORHOODS IN NEED OF IMPROVEMENTS AND STABILITY

- Work with neighborhood organizations and city officials to clean-up properties and eliminate blight. Also, programs are embarked upon to maintain curb appeal and promote neighborhood pride.
- Cooperatives between the Police Department and the Housing Authority have enhanced the safety of our properties. We will continue these efforts and strive to enhance programs where opportunities are presented.

V MINORITY AND LOW INCOME CONCENTRATIONS IN CENTRAL CITY CENSUS TRACTS RESULTING FROM HISTORICAL FACTORS AND NEW MIGRATION

- The Housing Authority's dedication to the improvement of minority and low income concentration is reflected in our workforce, 80% of which are minority and low income employees. In addition the Housing Authority as a matter of policy, posts all position vacancy announcements at all of its property sites to encourage residents to apply. This has resulted in the employment of many residents.
- The Section 8 Department works to decrease minority and poverty concentrations within census tracts. Maps of the Housing Authority's jurisdictions showing the areas of concentration are handed out to clients along with a description of the deconcentration efforts. Areas of low poverty and minority concentration are also shown on the maps along with information and services within the areas. Owner outreach seminars are conducted and marketed to include owners with rental units outside of the concentrated census tracts.
- The Section 8 program is administered on a regional basis thus providing participants with greater options for choosing sites.

VI CREDIT AND FINANCIAL MANAGEMENT PROBLEMS ON PART OF OWNERS AND RENTERS

- Continued efforts though Section 8 Voucher and Homeownership programs provide education and guidance to potential participants.
- On an on-going basis, residents identified to be in need of financial management services are referred to local community organizations which provide such assistance.

VII ELDERLY HOUSING NEEDS; INCLUDING UNDER-UTILIZED LARGER HOMES OCCUPIED BY EMPTY-NESTERS

- Form collaboratives in the community to explore opportunities to convert existing available buildings to affordable homeownership for elderly and veterans.

VIII MORTGAGE AND AFFIRMATIVE LENDING ISSUES

- See VI above

IX DISCRIMINATION AND AFFIRMATIVE MARKETING ISSUES IN THE SALE OR RENTAL OF HOUSING INSURING EQUAL HOUSING ACCESS.

- Fair housing pamphlets describing discrimination and the proper procedure and contacts are provided. The Housing Authority makes every effort to make clients aware of their options and connect our clients with the proper agencies.
- The HACD staff is also aware of Connecticut security deposit laws and advised clients and owners through information sheets and referrals to legal services and the Security Deposit Investigator State Banking Department.

X BARRIERS AFFECTING SPECIAL NEEDS GROUPS: IMMIGRANT POPULATIONS, SPECIAL NEEDS AND SUPPORTIVE HOUSING

- The Housing Authority has various programs targeted at elderly and disabled populations. The Shelter Plus Care certificates are utilized to help end homelessness. The certificates are aimed at serving homeless individuals and combined with the supportive services provided by agency's such as the Greater Danbury Mental Health Authority and Connecticut Outreach West have helped to remove many individuals from homelessness and on to self sufficiency and stability.
- Members of the Housing Authority Staff participate on Community Boards and Panels which address Homelessness and Housing issues throughout the Community and Region. These include but not limited to Mayor's Taskforce to End Homelessness, United Way of Northern Fairfield County and the Greater Danbury Continuum of Care.



**HOUSING AUTHORITY OF THE CITY OF DANBURY
RESIDENT AND WAIT LIST DEMOGRAPHICS**

**HOUSING AUTHORITY OF THE CITY OF DANBURY
RESIDENT DEMOGRAPHICS**

Updated as of September 31, 2007

HOUSING INVENTORY	2000 FEDERAL	DISPO LAUREL GARDENS	DISPO RIDGE GARDENS	HIGH	FEDERAL 2006	STATE 2006	TOTAL
ZERO-BEDROOM UNITS	1				1	184	185
ONE-BEDROOM UNITS	159	14	0		159	84	243
TWO-BEDROOM UNITS	64	17	24		52	250	302
THREE- BEDROOM UNITS	139	+1	24		119	83	202
FOUR- BEDROOM UNITS	29	0	12		18	12	30
SUBTOTAL	418	26			349	613	962
HOUSING CHOICE VOUCHERS	625				802	291	193
	1133	26	60		1152	904	1840
UNITS COMPARISON TO TARGET INCOME POPULATION							
TOTAL UNITS AVAILABLE TO 0-30 % AMI	1133				246	410	658
TOTAL UNITS AVAILABLE TO 31-50% OF AREA MEDIAN INCOME					44	114	158
TOTAL UNITS AVAILABLE TO 51-80%					14	39	53
RESIDENT DEMOGRAPHICS – LOW RENT HOUSING							
TOTAL HOUSEHOLDS					306	563	869
ELDERLY HOUSEHOLDS					143	152	295
TOTAL RESIDENTS					745	1194	1939
RESIDENT DEMOGRAPHICS – SECTION 8 HOUSING CHOICE VOUCHER							
TOTAL HOUSEHOLDS					587	291	878
ELDERLY HOUSEHOLDS					24	21	45
TOTAL RESIDENTS					1255	312	1567

APPLICANT DEMOGRAPHICS – LOW RENT HOUSING

	FEDERAL	STATE	TOTALS
TOTAL FAMILIES	290	413	703
WHITE	74	164	238
BLACK OR AFRICAN AMERICAN	52	63	115
ASIAN PACIFIC	14	16	30
NATIVE AMERICAN	0	0	0
HISPANIC (ANY RACE)	150	170	320
OTHER/MULTI-RACE	0	0	0

APPLICANT FAMILIES WITH DISABILITIES – LOW RENT HOUSING

TOTAL FAMILIES WITH DISABILITIES	17	98	115
WHITE	8	68	76
BLACK OR AFRICAN AMERICAN	3	12	15
ASIAN PACIFIC	1	3	4
NATIVE AMERICAN	0	0	0
HISPANIC (ANY RACE)	5	4	9
OTHER/MULTI-RACE	0	0	0

APPLICANT DEMOGRAPHICS – SECTION 8 HOUSING CHOICE VOUCHER

TOTAL FAMILIES	1150	N/A	1150
WHITE	462	N/A	482
BLACK OR AFRICAN AMERICAN	302	N/A	302
ASIAN PACIFIC	27	N/A	27
NATIVE AMERICAN	4	N/A	4
HISPANIC (ANY RACE)	335	N/A	335
OTHER/MULTI-RACE	0	N/A	0

APPLICANT FAMILIES WITH DISABILITIES – SECTION 8 HOUSING CHOICE VOUCHER

TOTAL FAMILIES WITH DISABILITIES	334	N/A	334
WHITE	261	N/A	261
BLACK OR AFRICAN AMERICAN	25	N/A	25
ASIAN PACIFIC	8	N/A	8
NATIVE AMERICAN	2	N/A	2

THE HOUSING AUTHORITY OF THE CITY OF DANBURY
2008-2012 AGENCY PLAN

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 City of Danbury
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 2006
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
City of Danbury’s 10 Year Plan to End Homelessness

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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	921		300
Extremely low income <=30% AMI	728	79%	
Very low income (>30% but <=50% AMI)	164	18%	
Low income (>50% but <80% AMI)	29	3%	
Families with children	426	46%	
Other			
Elderly families	39	4%	
Families with Disabilities	287	31%	
White non-Hispanic	380	41%	
Black non-Hispanic	231	25%	
Hispanic	281	31%	
Other	29	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	425	46%	
2 BR	322	35%	
3 BR	152	17%	
4 BR	22	2%	
5 BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes *Housing Choice Voucher list is closed*
 If yes:

How long has it been closed (# of months)? 10 months

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes Family Unification Program and Disabled (Designated) Vouchers

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	265		125
Extremely low income <=30% AMI	233	88%	
Very low income (>30% but <=50% AMI)	29	11%	
Low income (>50% but <80% AMI)	3	2%	
Families with children	176	67%	
Elderly families	60	23%	
Families with Disabilities	13	5%	
Other			
White non-Hispanic	72	28%	
Black non-Hispanic	44	17%	
Hispanic	137	52%	
Other	12	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	67	26%	
2 BR	113	43%	
3 BR	71	27%	
4 BR	14	6%	
5 BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes *Elderly Open*

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- 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.

Financial Resources: Planned Sources and Uses		
See CT020b01 – Capital Fund Program Annual Statement		
See CT020do1 – Federal and State Operating Budgets		
Sources	Planned Sources	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	1,297,101	
b) Public Housing Capital Fund	\$624,985	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,446,003	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-Sufficiency Grants	0.00	
h) Community Development Block Grant	86,000	
i) HOME	0.00	
Other Federal Grants (list below)		
Shelter Plus Care	102,000	
Danbury Towers	754,459	
2. Prior Year Federal Grants unobligated funds only) (list below)		
Capital Fund (2005)	593,000	P.H. Capital Improvements
Capital Fund (2006)	624,985	P.H. Capital Improvements
3. Public Housing Dwelling Rental Income	1,294,716	P.H. Operations
4. Other income (list below)		P.H. Operations
Asset Sales	2,700,975	
Investment	43,965	
Misc	10,334	
5. NON-FEDERAL SOURCES (LIST BELOW)		
Rental Income (State & Other)	2,447,020	
State Subsidy	1,146,236	
City of Danbury	12,000.	
State Grant	29,950	
Commercial Rents	27,720	
Investment	51,873	
Others	82,001	
Total Resources	19,375,323.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)] **SEE CT020a02- ACOP**

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) *Top Ten*
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) *Preapplication*

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 (describe) *Landlord Recommendations*

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

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

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

(2)Waiting List Organization

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

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

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

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

Dream Homes Community Center

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? 4

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? 4

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)
Dream Homes Community Center

(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 see Page 21 CT020a02
- 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)

Condemnation or Abatements by City, State and Federal Agencies

Elevated Lead Level

Verified Serious Code Violations

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 **2**

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) **1**
- Victims of domestic violence **2**
- Substandard housing
- Homelessness **2**
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability **2**
- 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 **2**
- Other preference(s) (list below) **2**

Condemnation or Abatements by City, State and Federal Agencies
Elevated Lead Level
Verified Serious Code Violations

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)
Dream Homes Community Center

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 See Attachment ct020i02

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:
Eden Drive and Laurel Gardens

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 See Section 8 Administrative Plan – Attachment CT020j02

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)
Rental History

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 90-day period to search for a unit?

If yes, state circumstances below:

If the family documents their efforts and additional time can reasonably be expected to result in success or the family contains a person with a disability.

(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.

Homelessness

- Date and Time 2

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing 1
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence 1
- Substandard housing
- Homelessness 1
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 1
- 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)

1 Date and time of application

2 Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

Notification to affected persons through local agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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)

Based on operating costs and conditions

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. 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. CT020m01
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	322	32
Section 8 Vouchers	625	30
Section 8 Certificate	0	0
Section 8 Mod Rehab	55	5
Family Unification	50	10
Shelter Plus Care	33	3
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Disabled Section 8 Vouchers	156	5
Other Federal Programs(list individually)		
CGP	322	N/A

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) Policies on Eligibility, Selection and Admissions

- A. Admissions and Occupancy
- B. Section 8 Administrative Plan
- C. Grievance Procedures
- D. Maintenance Plan
- E. Financial Procedures
- F. Procurement Policy
- G. Section 8 Homeownership
- H. Operating Budget
- I. Pet Policy
- J. Personnel

6. PHA Grievance Procedures CT020a02

[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 See Attachment CT020b02

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) *CT020b02*

-or-

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

8. 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:

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:

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:

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

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: CT020-013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale
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>(11/31/2007)</u>
5. Number of units affected: 18
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/2007 b. Projected end date of activity: 12/30/2008

Demolition/Disposition Activity Description	
1a. Development name:	High Ridge Gardens
1b. Development (project) number:	CT020 1A
2. Activity type:	Demolition <input 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>03/2006</u>
5. Number of units affected:	60
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: 10/2004 b. Projected end date of activity: 06/01/2008

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities. [24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) **In 1999, HACD applied and received HUD’s approval to designate (2) two federal properties or 152 units as Elderly only.**

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

Designation of Public Housing Activity Description	
1a. Development name:	Putnam Towers
1b. Development (project) number:	CT020-004
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> 1999 Original Submission Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(2004)

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 54</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Wooster Manor</p> <p>1b. Development (project) number: CT020-003</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p style="padding-left: 40px;">Occupancy by families with disabilities <input type="checkbox"/></p> <p style="padding-left: 40px;">Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> 1999</p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (2004) _____)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>7. Number of units affected: 98</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- 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)

11. Homeownership Programs Administered by the PHA See CT020g01

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: CT020-007,008,-011,-012, -013	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" 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:	06/01/2005
5. Number of units affected: 46	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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: Stetson Place

a. Size of Program

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

If the answer to the question above was yes, 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:

2. Program Description: Scattered Sites

a. Size of Program

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

b. 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:

2. Program Description: High Ridge Gardens

a. Size of Program

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

If the answer to the question above was yes, 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:

12. PHA Community Service and Self-Sufficiency Programs SEE CT020g02

[24 CFR Part 903.7 9 (1)]

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? DD/MM/YY

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

- 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/other provider name)	Eligibility (public housing or Section 8 participants or both)
Computer Skills Training	15	Other	Community Rooms	Both
Danbury Grassroots Tennis Camp	28	Other	Norwalk Grassroots Tennis	Both
Summer Youth Employment Program	50	Other	City of Danbury	Both

* Community Rooms located at Laurel Gardens.

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

- 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: NA

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 See Attachment CT020f012

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)

Laurel Gardens
Eden Drive
Scattered Sites

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. Target Program
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Laurel Gardens
Eden Drive
Scattered Sites

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)

Wooster Manor *Scattered Sites*
Laurel Gardens *Putnam Tower*
Eden Gardens

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY See CT020f02

[24 CFR Part 903.7 9 (n)]

In accordance with [24 CFR Part 903.7 9 (n)], HACD has updated its' pet policy to allow pets at both elderly and family developments.

15. Civil Rights Certifications See CT020K02

[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 See Attachment

[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? 1
4. Yes No: If there were any findings, do any remain unresolved? 1
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)? December 31, 2006

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 CT020G02

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) CT020g02
 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.) See CT020D02

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.) **As provided by City charter, HACD's Resident Commissioner is appointed by the Mayor of the City of Danbury**

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) Mayoral appointment in accordance with City Charter

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) *City of Danbury*

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)

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

The Consolidated Plan has priorities for constructing new affordable housing and subsidizing existing housing to make it affordable. The Authority is currently accomplishing both. See CT020L02 FOR Statement of Consistency by the Honorable Mayor of the City of Danbury.

D. Other Information Required by HUD

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners

ATTACHMENT B: AMENDMENT TO ADMISSIONS AND OCCUPANCY
POLICY AND ADMINISTRATIVE PLAN FOR
LRPH AND HCV

"The Housing Authority of the City Of Danbury will not evict, or remove assistance from certain persons living in public housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by the Violence Against Women and Justice Department Reauthorization Act 2005.

The HACD and/or an HCV (Section 8) landlord may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain. In addition, the HACD will provide information to any Receiving PHA concerning a victim under the Act who is using the portability provision of the HCV program, subject to confidentiality requirements.

Before complying, the HACD and/or the HCV landlord shall ask an individual for documentation that he or she is or has been a victim of domestic *violence*, dating *violence*, or stalking, subject to certain statutory requirements related to confidentiality and the types of documentation that may be used.

At such time as HUD develops a certification form to be used in conjunction with this policy, the HACD will adopt and use it"

Excerpts from the VAWA 2005 (Pub. L. 109-162, 119 Stat. 2960) [To be removed at time of submission of PHA Plan]

Denial of housing prohibited.

These housing statutes now provide that an individual's status as a victim of domestic "violence", dating "violence", or stalking is not an appropriate basis for denial of admission or denial of housing assistance.

Eviction for criminal activity prohibited.

The statute establishes an exception to the federal one- strike criminal activity eviction rule for tenants who are victims. VAWA explicitly provides that an incident of actual or threatened domestic "violence", dating "violence", or stalking does not qualify as a serious or repeated violation of the lease or good cause for terminating the assistance, tenancy, or occupancy rights of the victim. VAWA also provides that criminal activity directly relating to domestic "violence", dating "violence", or stalking does not constitute grounds for terminating a tenancy.

Definitions; court orders; leases.

The amendments follow the federal definitions of domestic "violence", dating "violence", and stalking as the terms have been defined in VAWA. They also seek to ensure that public housing agencies (PHAs) and Section 8 landlords honor civil protection orders and other court orders from domestic "violence" and family court judges that address rights of access to or control of the property.

The amendments provide that a "PHA" or Section 8 landlord may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain.

Documentation and confidentiality.

Before complying, a "PHA" or Section 8 landlord may ask an individual for documentation that he or she is or has been a victim of domestic "violence", dating "violence", or stalking, subject to certain statutory requirements related to confidentiality and the types of documentation that may be used.

Voucher portability.

VAWA also clarifies portability for victims of domestic "violence'-, dating *violence*, or stalking in the Section 8 Housing Choice Voucher Program.

PHA plan. VAWA requires PHAs to include a description of any goals, objectives, policies, or programs they have in place to serve the housing needs of victims of domestic "violence'-, dating *violence`, sexual assault, and stalking when they are developing their five-year * PHA` plans.

Consolidated plan.

VAWA also adds the housing needs of victims of domestic *violence*, dating "violence", sexual assault, and stalking to the consolidated planning process that local communities undertake every five years to receive HUD housing assistance.

CAPITAL PLANS

2008

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	53,273.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	123,542.00			
10	1460 Dwelling Structures	229,539.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	52,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: CT26PO2050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	533,354.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050108 Replacement Housing Factor Grant No			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Management Improvements	1408		53,273.00				
PHA WIDE	Fees & Costs	1430		75,000.00				
CT20-03 PUTNAM TOWERS	Paving / landscaping	1450		123,542.00				
SCATTERED SITES	Building Rehab	1460		71,458.00				
CT20-03 WOOSTER MANOR	hall / common area upgrades	1460		158,081.00				
PHA WIDE	Trucks	1475		52,000.00				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program No: CT26PO2050108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT20-03 WOOSTER MANOR	06/13/10			06/13/12			
SCATTERED SITES	06/13/10			06/13/12			
PHA WIDE	06/13/10			06/13/12			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26RO2050108		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	76,511.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	76,511.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26RO2050108	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No CT26RO2050108				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Development Activities	1499		76,511.00				

2007

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26RO2050107			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	107,607.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26RO2050107	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	107,607.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No CT26RO2050107				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Development Activities	1499		107,607.00				

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

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26RO2050107	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>PHA WIDE</i>	08/17/10			08/17/12			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	46,562.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	72,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	123,542.00			
10	1460 Dwelling Structures	290,129.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: CT26PO2050107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	532,733.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050107 Replacement Housing Factor Grant No			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Management Imp	1408		46,562.00				
PHA WIDE	Fees & Costs	1430		72,500.00				
SCATTERED SITES	Building Improvements	1460		116,129.00				
CT20-03 WOOSTER MANOR	Building Envelop	1460		174,000.00				
CT20-03 WOOSTER MANOR	Paving	1450		123,542.00				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program No: CT26PO2050107 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT20-03 WOOSTER MANOR	09/12/09			09/12/11			
SCATTERED SITES	09/12/09			09/12/11			
PHA WIDE	09/12/09			09/12/11			

2006

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Danbury Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P02050106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	62,498.50	62,498.50		
4	1410 Administration	13,368.40	13,368.40		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	49,689.10	49,689.10		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	361,046.00	351,653.00		
11	1465.1 Dwelling Equipment—Nonexpendable	0	0		
12	1470 Nondwelling Structures	31,028.00	100,241.00		
13	1475 Nondwelling Equipment	125,820.00	66,000.00	66,000.00	66,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	643,450.00	643,450.00	66,000.00	66,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Danbury Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P02050106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Danbury Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P02050106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CT20-02 Eden Drive	Upgrade Electrical System	1460		7,070.00	30,000.00			
CT20-02 Eden Drive	Washers, Dryers & Breaker Panel	1475		59,771.00	59,771.00			
CT20-02 Putnam Towers	ADA Fire Detection	1460		163,976.00	114,087.00			
CT20-02 Putnam Towers	Elevator Upgrades	1460		95,000.00	0.00			
CT20-02 Putnam Towers	Rooftop Ventilation	1460		0.00	46,740.00			
HA Wide	Administration	1410		13,368.40	13,368.40			
CT20- Wooster Manor	Rooftop Ventilation	1460		0.00	46,740.00			
CT20- Wooster Manor	Public Restroom ADA	1470		31,028.00	40,470.00			
CT20- Wooster Manor	ADA Fire Detection	1460		95,000.00	114,086.00			
HA Wide	Management Improvements	1408		62,498.50	62,498.50			
HA Wide	Non-Dwelling Equipment	1475		66,049.00	66,000.00	66,000.00	66,000.00	

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

PHA Name: Danbury Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P02050106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Fees and Costs	1430		49,689.10	49,689.10			
	Totals			643,450.00	643,450.00	66,000.00	66,000.00	

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	29,416.20	9,758.24	9,758.24	12,772.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,915.00	59,273.74	38,226.03	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	25,081.00	30,321.68	21,121.17	0.00
10	1460 Dwelling Structures	590,211.80	566,270.34	3,013.76	21,121.17
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: CT26PO2050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 6/30/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	665,624.00	665,624.00	72,119.20	33,893.17
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050105 Replacement Housing Factor Grant No			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CT020-02 EDEN DRIVE	FINISH INTERIOR WALLS	1460		7,832.80	0.00	0.00	0.00	
SCATTERED SITES	SMOKE DETECTORS	1460		5,757.00	0.00	0.00	0.00	
CT020-02 EDEN DRIVE	UPGRADE ELECTRICAL SYSTEM	1460		170,191.00	0.00	0.00	0.00	
CT020-02 EDEN DRIVE	STEPS	1460		0.00	7,070.00	0.00	0.00	
CT020-01 LAUREL GARDENS	PIPELINE INSTALLATION * Drawn from 1460	1450		10,000.00	30,321.68	21,121.17	0.00	
CT020-04 WOOSTER MANOR	ALARM UPGRADES	1460		0.00	90,521.34	0.00	0.00	
CT020-02 EDEN DRIVE	MAILBOX REPLACEMENT	1450		15,081.00	2,718.00	0.00	0.00	
CT020-04 WOOSTER MANOR	ROOF	1460		406,431.00	0.00	0.00	0.00	
CT020-04 WOOSTER MANOR	ELEVATOR * Pipe paid for 1450	1460		0.00	120,000.00	0.00	21,121.17	

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26PO2050105 Replacement Housing Factor Grant No				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CT020-05 PUTNAM TOWERS	ELEVATOR	1460		0.00	342,947.00	0.00	0.00	
CT020-05 PUTNAM TOWERS	LOCK REPLACEMENT	1460		0.00	3,014.00	3,014.00	0.00	
	FEES & COSTS	1430		20,915.00	59,273.74	38,225.79	0.00	
	MANAGEMENT IMPROVEMENTS * overdrawn by \$3,014 should be 1460	1408		29,416.20	9,758.24	9,758.24	12,772.00	

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

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program No: CT26PO2050105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT20-02 EDEN DRIVE	09/30/07			09/30/08			
CT20-04 WOOSTER MANOR	09/30/07			09/30/08			
SCATTERED SITES	09/30/07			09/30/08			
CT 20-01B LAUREL GARDENS	09/30/07			09/30/08			

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26P02050104 Replacement Housing Factor Grant No: 2004			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	29,416.20	29,416.20	29,416.20	29,416.20
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	21,754.63	21,754.63	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	4,835.00	9,610.17	9,610.17	0.00
10	1460 Dwelling Structures	550,910.80	544,381.00	544,381.00	483,594.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	89,000.00	89,000.00	89,000.00	89,000.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority, City of Danbury	Grant Type and Number Capital Fund Program Grant No: CT26P02050104 Replacement Housing Factor Grant No: 2004	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 6/30/2007 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	694,162.00	694,162.00	694,162.00	602,010.20
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No:CT26P02050104 Replacement Housing Factor Grant No:2004			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ALL	DEBT SERVICE	1501		89,000.00	89,000.00	89,000.00	89,000.00	
CT020-02 EDEN DRIVE	FIRE PROTECTION	1460		107,316.00	0.00	0.00	0.00	
CT020-02 EDEN DRIVE	REMOVE LEAD BASEBOARDS	1460		92,532.00	0.00	0.00	0.00	
SCATTERED SITES	EXTERIOR RENOVATIONS	1460		1,027.00	7,200.00	7,200.00	7,200.00	
CT020-02 EDEN DRIVE	MILLWORK	1460		99,618.80	0.00	0.00	0.00	
CT020-02 EDEN DRIVE	UPGRADE ELECTRICAL SYSTEM	1460		19,483.00	0.00	0.00	0.00	
CT020-04 PUTNAM TOWER	ROOF REPLACEMENT	1460		208,734.00	299,842.00	299,842.00	239,055.00	
CT020-03 WOOSTER MANOR	ROOF REPLACEMENT	1460		0.00	237,339.00	237,339.00	237,339.00	
CT020-01B LAUREL GARDENS	Gas Line	1450		0.00	9,610.17	9,610.17	0.00	
MANAGEMENT IMPROVEMENT	TRAINING/COMPUTER UPGRADES	1408		29,416.20	29,416.20	29,416.20	29,416.20	

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No:CT26P02050104 Replacement Housing Factor Grant No:2004				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FEES AND COSTS	TECHNICAL SERVICES	1430		20,000.00	21,754.63	21,754.63	0.00	
SCATTERED SITES.	EXTERIOR RENOVATIONS (PERKINS STREET)	1460		7,200.00	0.00	0.00	0.00	
SCATTERED SITES	EXTERIOR RENOVATIONS (TRIANGLE STREET)	1460		15,000.00	0.00	0.00	0.00	
SCATTERED SITES	LANDSCAPING	1450		4,835.00	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 III: Implementation Schedule

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program No: CT26P02050104 Replacement Housing Factor No: 2004				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT20-2 EDEN DRIVE	09/16/06	09/30/06	6/30/06	9/13/08			
SCATTERED SITES	09/16/06	09/30/06	6/30/06	9/13/08			
PHA WIDE FEES AND COSTS	09/16/06	09/30/06	6/30/06	9/13/08			

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No: CT26P02050203 Replacement Housing Factor Grant No: 2003			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	25,059.00	25,059.00	25,059.00	25,059.00
4	1410 Administration	12,529.00	12,529.00	12,529.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	86,375.00	86,375.00	86,375.00	63,941.31
8	1440 Site Acquisition				
9	1450 Site Improvement	1,330.00	1,330.00	1,330.00	1,330.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	125,293.00	125,293.00	125,293.00	90,330.31
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program Grant No:CT26P02050203 Replacement Housing Factor Grant No:2003				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MANAGEMENT IMPROVEMENT	TRAINING/COMPUTER UPGRADES	1408		25,059.00	25,059.00	25,059.00	25,059.00	
FEES AND COSTS	TECHNICAL SERVICES	1430		86,375.00	86,375.00	86,375.00	63,941.31	
CT020-02 EDEN DRIVE	STAIR REPLACEMENT	1450		1,330.00	1,330.00	1,330.00	1,330.00	
HA WIDE	ADMINISTRATION	1460		12,529.00	12,529.00	12,529.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority, City of Danbury		Grant Type and Number Capital Fund Program No: CT26P02050203 Replacement Housing Factor No: 2003				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CT20-2 EDEN DRIVE	02/12/06	02/12/06	12/31/05	02/12/08		08/31/07	
PHA WIDE FEES AND COSTS	02/12/06	02/12/06	12/31/05	02/12/08		08/31/07	