

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

PHA Plans

5 Year Plan for Fiscal Years 2009 - 2013

Annual Plan for Fiscal Year 2009

HARTFORD HOUSING AUTHORITY



CT003

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Hartford
PHA Number: CT003

PHA Fiscal Year Beginning: January 2009

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 1217 Number of S8 units: Number of public housing units:
Number of S8 units: 2018

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

Public Access to Information

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

- Main administrative office of the PHA **180 Overlook Terrace, HTFD, CT**
- 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 **180 Overlook Terrace, HTFD, CT**
- 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 (www.hartfordhousing.org)
- Other (list below)

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

- Main business office of the PHA **180 Overlook Terrace, HTFD, CT**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2009 - 2013
 [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)

It is the mission of the Hartford Housing Authority (HHA) to be a fiscally sound agency that provides safe, decent and affordable high quality housing and homeownership choices. HHA strives to become closer to our resident and community partners while being a positive catalyst for the creation of economic opportunities and independence in diverse communities. HHA will provide a positive work environment for our employees and value-added supportive services to our residents.

For more information regarding mission and activities visit
<http://www.hartnet.org/hha>

<u>Housing Authority Low Income Public Housing/ Developments/Programs</u>			
CT001	120	Nelton Court	(Family)
CT029	43	Dutch Point	(Family) - HOPE VI
CT003	127	Mary Shepard Place	(Family)
CT024	42	New Community	(Family) - Homeownership
CT026,27&28	78	New Stowe	(Family) - Homeownership
CT010, 15,16,17	266	Scattered Sites	(Family)
CT006	50	Mary Mahoney Village	(Senior)
CT007	39	Kent Apartments	(Senior)
CT008	200	Smith Towers	(Senior)
CT011	193	Betty Knox	(Senior)
CT030	42	Stowe Village	(Family) New Replacement Housing
CT031	14	Wooster, Putnam (SS)	(Family) New Replacement Housing
Section 8 Vouchers 2018			

B. Goals

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

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

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

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 87
 - Improve voucher management: (SEMAP score) 81
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance;)
 - 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: **Project Based 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)
The Authority entered into a Voluntary Compliance Agreement with HUD. The HHA will continue to comply with all provisions of this Agreement.

Other PHA Goals and Objectives: (list below)

Strategic Goal

Continue transition to Asset Management

- Formalize an annual budget and operational planning process that works with project based budgets.
- Initiate a internal review of the Implication and impacts of Asset Management to assess financial and operational conditions at each cost center.
- Review staffing patterns and organizational model to determine if increased assignment of operational functions to the site level and central office is necessary.
- Provide training to staff on budget management and fiscal accountability.

Strategic Goal

Maintain a fiscally responsible and responsive public housing agency.

- Operate so that income exceeds expenses every year
- Continue technology upgrades
- Continue verification process and resident integrity monitoring
- Improve tenant account receivables
- Conduct Energy Audit and Energy Conservation Measures.

Strategic Goal

Encourage coordination and innovation in the delivery of public housing.

- Seek formal and informal joint ventures and/or partnerships with the private sector, public agencies, and residents
- Continue to market Dutch Point newly constructed homeownership units.
- Update and maintain the Authority's Web Site

Strategic Goal

Ensure that the Housing Choice Voucher Program operates efficiently to maximize the potential to serve more clients.

- Explore Possible conversion of Public housing sites to Project Based.
- Provide Section 8 Vouchers to residents of Nelton Court where possible as part of the relocation efforts to redevelop this property.
- Continue to update Section 8 wait list with new applicants.

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Executive Summary

In accordance with earlier plans, the Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission. The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the City's Consolidated Plan.

The Housing Authority of the City of Hartford recently received its PHAS score of 87, which is designated "Standard Performer". The Agency will strive to become a high performer. To that end, numerous projects are being planned for the upcoming year:

Nelton Court Redevelopment

The Housing Authority of the City of Hartford has turned its sights and its creativity to Nelton Court, the final family development to undergo a complete redevelopment. The Authority has identified \$18 million thus far to devote to redeveloping this area and has taken steps to expand the area being considered for this ambitious overhaul. The Authority has been authorized by the Board of Commissioners to submit an application to the Department of Housing and Urban Development to demolish and rebuild this area of Hartford. In anticipation the Authority has held information sessions with the residents of the development and has appeared at neighborhood meetings to explore the future of the area and to collaborate with the City and other developers on plans for the area.

There has been widespread enthusiasm among the residents and neighbors for this approach which will go beyond the borders of the old development site and to have a comprehensive impact on conditions in the general neighborhood. In anticipation of this redevelopment the Authority has acquired two vacant structures immediate to the development and has received approval to acquire two additional vacant lots to begin the redevelopment effort. An architect has been selected for these off-site properties and work has begun on the layouts and design for units and grounds. It is anticipated that with the assistance of HUD with some systems issues that the application will be soon submitted with hopes of an approval during this fall.

The preliminary schedule includes identification of the demolition contractor, relocation of tenants and selection of design and construction professionals in a rapid succession to the submission of the application to HUD. The Authority is excited and anxious to begin this vast improvement to its portfolio of rental housing stock.

Stowe Village Replacement Housing Program

The last phase of Stowe Village housing consisting of 26 units is to start this fall. A contract was approval and signed in July. The new residences will be built with the same attention to modern homeownership standards as in the earlier phases of the Stowe Village undertaking. The duplex units will continue the theme of spacious homes with 1 to 2 bathrooms, vinyl siding, porches, dishwashers, and the like. All will have the same exciting marketability and appeal to families that have grown tired of large, dark, dense and compressed multi-family housing complexes that offer no family livability, and little hope of a nicer life style.

The Redevelopment Plan for this last section of Stowe Village contains all of HHA's unique elements that have been carried out in the first phases of the Stowe Village development, and in other developments throughout the City.

This last section of Subdivision in Stowe Village, will help complement the major turn-around in the concept of public housing for the City's residents. From dark, foreboding and massive structures, to light, airy, and more open residences that emphasize a pleasing exterior and interior environment, the proposed Subdivision helps to complete the transformation of public housing from massive structures which darken the landscape, to true homes which foster family life rather than threaten it.

Dutch Point (Hope VI)

The Dutch Point Hope VI Redevelopment has continued to be constructed in 2008 with all 127 rental units and a community center slated to be complete in August of 2008. The community and supportive services program provided family support, leadership development and educational enhancement all during this period of relocation and re-entry to the New Dutch Point units. Former residents and new resident alike have joined with their neighborhood leaders to make this area one of the most desirable residential neighborhoods in the city.

More is yet to come in the form of *The Townhomes at Dutch Point* homeownership community. The Townhomes is a 58 unit homeownership community with outstanding amenities, spacious townhouse units with included garages. Of the 58, 27 units are reserved as affordable housing. The units include all appliances including washer and dryers and provide for upgrades for many features. The units will be constructed as groups of eligible buyers are identified. Construction of the first units, including the model is to begin this fall. Open houses have been held on the site and have generated much interest among potential purchasers. The groundbreaking is scheduled for September.

Capital Fund Program/Modernization Activities

The Hartford Housing Authority will maintain its commitment to address deferred maintenance deficiencies, vacancy reduction efforts and REAC physical assessment deficiencies. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance
- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, etc.
- Interiors – specific to unit improvements

- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach.
- Development Activities – to develop replacement requirements and/or increase supply of affordable rental housing units

Public Housing Program

The Authority has made policy changes to its public housing program. Admissions and Continued Occupancy Policy is available for review. Changes are as follow:

- Flat Rents - The Authority's flats rents are established by utilizing the current Section 8 payment standards. The rents are based on a three-tier system, 78% (Homeownership Communities), 63% (remodeled units) 55% (units not yet renovated) of the HHA's payment standards. The Authority has kept the percentage at a reasonable level to allow families to save monies for purposes of purchasing in our Homeownership Program and also to allow the higher-income residents the opportunity to utilize public housing as a stepping-stone to the private housing market, giving new applicants the opportunity to participate in our programs. Furthermore, residents that remain at the higher income level assist to create developments with a diversity of broad income range, which has a positive impact on our communities.
- Hourly Maintenance Changes - The Authority has proposed to increase its hourly labor rate. The cost to do business has risen with reference to the cost of supplies, wages and benefits to our personnel, etc. The amount of increase proposed per hour \$1.07. The new hourly rate if approved, effective January 1, 2009, will be \$23.37.
- Limited English Proficiency - The Authority has created a policy to address the issue of Limited English Proficiency. This procedure will assist in providing services to residents whose primary language is other than English, Braille, etc. Furthermore, it outlines specific information with regard to any available services and/or information that will be dispersed to applicants and residents. This new process will allow residents to communicate with the Authority in their primary language. The Authority understands the importance of providing information with regard to its programs, services, rules and regulations to all our entire population.
- Air Conditioner Fee - The Authority is proposing to increase its yearly fee for electricity from \$15.00 to \$30.00 for each resident air conditioner. The Authority supplies electricity to many of its residents, but due to the continuous increase of electrical rates it is necessary to pass on the electricity consumption cost, as a direct result of the use of air conditioners, to the residents. Furthermore, commencing 2009, the Authority is proposing a limit of two air conditioners per apartment. Developments that are exempt are Mary Mahoney Village, Kent Apartments, Stowe Village (homeownership) and the New Community of COT, as these communities pay their own utilities.

Section 8 Program

The year ahead promises to present both unique challenges and opportunities for the Section 8 Program. Given the state of the economy, dramatic changes in the housing market, escalation in the costs of utilities, the growing rate of poverty, etc., providing assisted housing is an important factor the stabilization of the overall health of our community. While Hartford Housing Authority has been in the forefront of revitalizing housing in the City, the loss in the number of Low Income Public Housing units has been offset by the growth in the number of tenant based vouchers which nets out to a zero loss in the number of families receiving housing subsidies.

In December 2006 Section 8 established a Wait List of 1200 families. Thirty one per cent of the Wait List has been addressed, with over two hundred families issued and out searching as of early August 2008. Addressing our **Wait List** is one of our ongoing priorities.

The second goal is to establish a **Project Based Section 8 Program** which will serve many purposes. One such is the stabilization of rental housing either in or around areas in which HHA has already made or is planning to make a substantial investment like our New Communities in Charter Oak Terrace, Stowe Village, Dutch Point Colony. On the other end of the spectrum Project Based Section 8 may enhance future development options in the State Moderate Rental Projects of Bowles Park and Westbrook Village or add value to housing rehabilitation around Nelton Court that is next on the schedule for renewal. The Scattered Sites Low Income Public Housing Program is in need of both a facelift and could benefit from a new higher rent structure available with an approved Section 8 Project Based Program. Since HUD will allow Housing Authorities to spend up to 20% of its Housing Assistance Payments Annual Budget Authority on this program, it offers an opportunity to apply a creative approach to address additional needs.

Section 8 Homeownership is again being included in the Admin Plan for 2009 and represents our third goal. While there are pitfalls and fears in the current banking industry and housing market, the upside is that there is a surplus of reasonably priced homes and lenders are being watched and regulated more closely especially in regards to our fragile population. The increased availability due to turnover caused by foreclosures coupled with a lower interest rate make the prospects for first time homeownership favorable.

The final goal is the relocation of families in Nelton Court. Nelton Court is the next and perhaps final development scheduled for demolition. Families in good standing will have the option of participating in the Section 8 Housing Choice Voucher Program. Section 8 looks forward to working with these families in their search for a new home.

Conclusion

To summarize, the Hartford Housing Authority will continue to develop and implement those strategies necessary in support of its mission, continue to maintain overall fiscal integrity and compliance with all Federal, State and Local regulations and remain on course to improve the condition of affordable housing in the City of Hartford. The Hartford Housing Authority is ready for the challenges ahead. It is our goal to make this housing authority a high performing authority in the State and in the Nation. And we must do this in partnership with the City of Hartford, its residents, business entities, community support organizations, the public at large and the dedicated employees that work at the Authority.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation

- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable ALL MARKED "X"

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
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
	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
X	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
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policies governing any Section 8 Homeownership program <input 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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	16,042	5	4	4	N/A	4	City
Income >30% but <=50% of AMI	8,289	4	3	3	N/A	4	City
Income >50% but <80% of AMI	6,893	3	2	2	N/A	3	City
Elderly	7,478	5	4	3	N/A	N/A	N/A
Families with Disabilities	11,966	5	4	3	5	N/A	N/A
White/Non Hisp	21,677	N/A	N/A	N/A	N/A	N/A	N/A
BLK/Non Hisp	43,775	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	49,260	N/A	N/A	N/A	N/A	N/A	N/A
Other-Non Hisp	6,866	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **1999 and updates**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Census Total Population 124,123, based on the information and numbers collected in 2000.

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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1157		17%
Extremely low income <=30% AMI	1088	94.04%	
Very low income (>30% but <=50% AMI)	63	5.44%	
Low income (>50% but <80% AMI)	6	.52%	
Families with children	855	73.90%	
Elderly families	12	1.04%	
Families with Disabilities	85	7.35%	
Hispanic	732	63.27%	
Black	419	36.22%	
Indian	2	.17%	
Asian	4	.34%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months) **16 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 (**for Relocation Purposes**)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	416		25%
Extremely low income <=30% AMI	408	98.07	
Very low income (>30% but <=50% AMI)	8	1.93	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	314	75.48	
Elderly families	32	7.69	
Families with Disabilities	47	11.30	
Race/ethnicity white	5	1.20	
Race/ethnicity Black	84	20.19	
Race/ethnicity Hispanic	325	78.13	
Race/ethnicity other	2	0.25	
Characteristics by Bedroom Size (Public Housing Only)			
	# of Families	% of Families	
1BR	72	17.31	
2 BR	305	73.32	
3 BR	31	7.45	
4 BR	8	1.92	
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

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		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	4,629,217(est.)	LIPH
b) Public Housing Capital Fund	2,322,000(est.)	LIPH Cap. Imp.
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	16,430,000 (est.)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	249,000(est.)	Homeownership in new communities
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2008 Capital Fund	2,321,900(est.)	LIPH Cap. Imp.
FY 2007 Capital Fund	1,669,436	LIPH Cap. Imp.
FY 2008 Replacement Housing	1,675,693	LIPH Cap. Imp.
FY 2007 Replacement Housing	3,863,626	LIPH Cap. Imp.
FY 2006 Replacement Housing	3,697,239	LIPH Cap. Imp.
FY 2005 Replacement Housing	2,952,824	LIPH Cap. Imp.
FY 2004 Replacement Housing	3,189,406	LIPH Cap. Imp.
FY 2003 Replacement Housing	2,453,007	LIPH Cap. Imp.
3. Public Housing Dwelling Rental Income		
Rental Income	3,246,700	LIPH

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other Income (list below)		
5(h) Homeownership Proceeds	600,000	
Ground Lease	312,000	
4. Non-federal Sources (list below)		
Interest on Investments	66,500	
Charges to Tenants	50,300	
Total Resources	49,728,848	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: **(25 families)**
- When families are within a certain time of being offered a unit: **(one month)**
- Other: (describe) **At the time of original application being submitted.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other **(Credit checks and past due balances owed to PHA's)**

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 **180 Overlook Terrace, Hartford, CT**
- PHA development site management office
- Other (list below)
- by mail

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused (**Vacancy rate >3%: Can transfer at a ratio of 1 trans: 3 new Admit**)
(**Vacancy rate <3%: Can transfer at a 1:1 ratio**)
- Underhoused (**Vacancy rate >3%: Can transfer at a ratio 1 trans: 3 new Admit**)
(**Vacancy rate <3%: Can transfer at a ratio of 1:1**)
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (**To achieve deconcentration and income mixing**)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

1. Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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 **(Information posted at each development and Central Office)**

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
Working Preference
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
Mary Shepard Place/Nelton Court
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
Mary Shepard Place/Nelton Court
- 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:
 - **The New Charter Oak Terrace Lease With the Option to Purchase Program**
 - **The New Stowe Village Lease With the Option to Purchase Program due to Asset Management requirements, the Authority will make a special effort to attract or retain higher income families in all the family developments.**

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

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

B. Section 8

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

(1) Eligibility

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

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

Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- **Current Address**
 - **Name and Address of family's current/prior landlord(s) if available**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- 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) **By mail only**

(3) Search Time

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

If yes, state circumstances below:

Up to 120 days for reasonable accommodations, household emergency, natural disasters, hospitalization or sickness of household member, extraordinary family size, or need for barrier free housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

4. 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

5. 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)
 - Application for voucher HHA Website

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

- Through published notices
- Other (list below)
 - Public Service Announcements
 - HHA Website
 - State of CT Website

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?

4. 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:

FLAT RENTS:

- A. Developments newly constructed (COT)& New Stowe 85 to 77%**
- B. Developments Recently Reconstructed (Mary Shepard Place) 67 to 62%**
- C. All other LIPH Developments (Family & Senior) 57 to 54%**

New Flat Rents in Dollars for (2009)

Type		A	B	C
BRS	FMR's/PS	78% PS	63% PS	55% PS
EFFICIENCY/0	\$703-\$668	N/A	N/A	\$367
1	\$842-\$800	N/A	\$504	\$440
2	\$1029-\$978	\$762	\$616	\$538
3	\$1236-\$1199	\$935	\$755	\$659
4	\$1534-\$1488	\$1160	\$937	\$818

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; in excess of 3% of gross annual income
- 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)

At time of annual recertification. When change of family composition occurs due to family member moving out, marriage, death, divorce or separation, or at a time of transfer.

- 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)

**City of Hartford Assessor’s Office
U.S. Department of HUD - Published FMRs & established Payment Standards for Hartford**

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) **Offset high cost of tenant paid utilities**

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.
- A brief description of the management structure and organization of the PHA follows:
Under a Board of Commissioners, which includes 1 Tenant, the Executive Director manages principal divisions including: Operations/Project Management, Housing, Administration/Fiscal, Section 8 Voucher Choice Program and Capital Improvements.

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	1171	15%
Section 8 Vouchers	2018	8%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	N/A	
ROSS	70	50%

C. Management and Maintenance Policies

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

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

**Admissions and Continued Occupancy Plan
Rules and Regulations
Maintenance Manual
Policy & Procedures Manual**

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office - **180 Overlook Terrace, HTFD, CT**
 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 - **180 Overlook Terrace, HTFD, CT**
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

Table Library

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (09/2009)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$348,310
3	1408 Management Improvements	\$40,000
4	1410 Administration	\$232,206
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$200,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$1,011,550
10	1460 Dwelling Structures	\$450,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	\$40,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,322,066
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA WIDE	Operations	1406	\$348,310
PHA WIDE	Management Improvements-TA for NOFAs and Grants, software, training	1408	\$40,000
PHA WIDE	Salaries and benefits	1410	\$232,206
PHA WIDE	Architectural and engineering for projects	1430	\$200,000
CT003-003 Mary Shepard Place	Landscaping, sidewalks, parking, fencing/ exterior lighting	1450	\$786,550
CT003-006 Mary Mahoney Village	Replacement of sidewalks/ exterior stairs	1450	100,000
CT003-007 Kent Apartments	Site improvements/Exterior Lighting	1450	\$125,000
CT003-006 Mary Mahoney Village	Masonry Improvements/Water heaters/ exterior doors/ call for aid/ windows	1460	\$450,000
PHA WIDE	Non-dwelling equipment	1475	\$40,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
CT003-003 Mary Shepard Place	09/2011	09/2013
CT003-006 Mary Mahoney Village	09/2011	09/2013
CT003-007 Kent Apartments	09/2011	09/2013
PHA WIDE	09/2011	09/2013

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **file name**): **Annual & 5year Cap. Plan 09-12**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name: **Dutch Point**
2. Development (project) number: **CT003029**
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:

Dutch Point II

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
The HHA will be developing new replacement housing units in the Nelton Court site once demolished and remaining lots at Stowe Village.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Nelton Court
1b. Development (project) number:	CT003-01
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	May 08
5. Number of units affected:	120 UNITS
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: 10/30/08 b. Projected end date of activity: 6/30/09

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for

occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: New Community (Formerly Charter Oak Terrace)	
1b. Development (project) number: CT003024	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input 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: (May, 1998)	
5. Number of units affected: 131	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: New Stowe Village	
1b. Development (project) number: CT003024 & CT003027	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input 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: (March 4, 2002)	
Number of units affected: 100	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" 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.)

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

[24 CFR Part 903.7 9 (I)]

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? ()

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	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or

		selection/specific criteria/other)		both)
Homeownership Counseling Program	45	HUD Eligible Residents	PHA Main Office	Both

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

ALL

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

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

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

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 (Via Internet)
- 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)
ALL

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

The Hartford Housing Authority in the process of presenting the Agency Plan for 2009, conducted presentations to its residents in each development, as required, a Public Hearing was held on September 16, 2009. The Hartford Housing Authority each year requests that the residents submit comments to the Agency Plan. As a result of the meetings held, the Authority received three comments with regard to the 2009 Agency Plan. In review of the submitted comments, it revealed that the subject matter presented were management and maintenance issues that did not relate to the proposed changes for 2009.

In response to **Greater Hartford Legal Assistance** with regard to comments received for the 2009 Agency Plan, the majority of the questions were previously responded to in previous years; where the Authority considered the recommendations and modified the plan accordingly.

Response to the Proposed Changes for 2009 (new Question)

Rent Collection Fee Schedule

Question: The actual court entry fee in the Housing Session of the Superior Court is \$120.00, not the \$250.00 listed on the fee schedule.

Response: The \$250.00 fee consists of not only the \$120.00 filing fee but also costs associated with outsourcing tenant legal services. The need to outsource was predicated on the Authority reorganization in October 2007. The current cost of outside attorney fee for document preparation and court appearance is \$250.00 per case however we are scheduled to take back some of the associative document preparation work that will bring the cost down to \$130.00 per case.

Comments previously reviewed and approved by Administration, Board of Commissioners and HUD

(3.7) Grounds for denial- Past owed balances on prior tenancy at any PHA: This change is not reflected in the 2009 ACOP summary and will as remain as previously approved.

(3.7) Grounds for Denial- F & G- With regard to denying admission based on criminal history, disturbing neighbors and destruction of property. This change is not reflected in the 2009 ACOP summary and will as remain as previously approved by the Board of Commissioners and HUD.

Response to request to change Section F & G -Please see the following as written in CFR (Code of Federal Regulations):

(24 CFR 960.205 (b) (3)). Standards for PHA tenant selection criteria.

(3) A history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which would adversely affect the health, safety or welfare of other tenants. Also be advised under (See 24 CFR 902.43(a)(5).) This policy takes into account the importance of screening to public housing communities and program integrity, and the demand for assisted housing by families who will adhere to lease responsibilities.

(3.7) Ground for Denial-O- Grounds for denial based on termination from Section 8 Voucher Program. This change is not be reflected in the 2009 ACOP summary and will as remain as previously approved by the Board of Commissioners and HUD

(4.1) Types of Preference – Domestic Violence- With regard to forms of acceptable documentation to claim "Domestic Violence Preference" This change is reflected in the 2009 ACOP and will read as follows:

To be considered for the preference the Authority will accept an affidavit from the victim; police report; restraining order; medical records; hospital records or; statement from domestic violence counselor.

With regard to disclosure of address, and participation in a Social Service Program for Domestic Violence this section will remain as previously approved by Board of Commissioner and HUD. The Authority will accept additional forms of verifications with regard to the claim. See response to (4.1) Types of Preference.

(9.1) Applicant Selection Procedure- Accepting offer of a unit within 48 hours- This change is not reflected in the 2009 ACOP summary and will as remain as it was previously approved by the Board of Commissioners and HUD. The response was as follows:

“With regard to offers and acceptance of unit within the 48 hours time frame the Authority previously addressed this comment. HUD requires per PHMAP that units be repaired offered and leased within 20 days of becoming vacant otherwise the Authority receives a failing grade and a loss of revenue. Unfortunately the Authority cannot afford this luxury.”

(9.6) Acceptance of a unit – Sign lease within 48 hours- This change is not reflected in the 2009 ACOP summary and will as remain as it was previously approved by the Board of Commissioners and HUD.

Again the Authority entertained this same comment in a previous review made by Greater Hartford Legal Assistance. The response and the consequences that will be absorbed by the Authority were listed in the response (see response given below).

“With regard to offers and acceptance of unit with the 48 hours time frame the Authority previously addressed this comment. HUD requires per PHMAP that units be repaired offered and leased within 20 days of becoming vacant otherwise the Authority receives a failing grade and a loss of revenue. Unfortunately the Authority cannot afford this luxury.”

(13.12) Community Service / Self Sufficiency Requirement- Comment with regard to changing the minimum age for exception from Community Service from 62 years to 60 years. This change is not reflected in the 2009 ACOP summary and will as remain as previously approved by the Board of Commissioners and HUD.

The definitions listed are HUD definitions for individuals who are exempt from the Community Service requirement. Furthermore, the Authority is required by statute to submit a 50058 on all residents residing in our federal program that defines elderly as 62 years and older. Non-compliance of this regulation would result an automatic rejection of the file, which would result in financial penalty. The Authority will request comment from HUD with regard to your comment of exempt individuals.

Part 960.601 subpart F, states – Exempt individuals. An adult who;

- Elderly (Age 62 or older)
- Blind or Disabled (as defined under the Social Security Act and who certifies that due to their disability they are unable to comply with the service provisions; or if you are the primary care takers of such individuals).
- Engaged in work activity as defined in Section 407 (d) of the Social Security Act. (see attached work activity list which qualifies you as exempt).
- Meets requirement for being exempt from having to engage in a work activity under a State program funded under part A of Title IV of the Social Security Act or under any other welfare program including a State-administered welfare-to- work program.
- A family member receiving TANF assistance, benefits, or services under a State program funded under part A of Title IV of the Social Security Act or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

(1) (i) Is a blind or disabled individual

(14.1) Assessment of Debt- This change is not reflected in the 2009 ACOP summary and will remain as previously approved.

(15.1) Types of Transfers- A change was made with regard to acceptable forms of verification to claim “Domestic Violence”. With regard to disclosure of address and consideration to be given as an emergency transfer this change is not reflected in the 2009 ACOP summary and will as remain as previously approved by the Board of Commissioners and HUD. Furthermore, the questions were responded to in 1999 and 2000 as follows:

Types of Transfers- Emergency Transfer and or address released to abuser.

The Authority had this section previously approved by the Board of Commissioners and HUD therefore it will remain as is. To consider transfer after transfer would place the Authority under an extreme financial burden. The Authority has limited financial resources. Furthermore, with regard to the abuser receiving visitation rights the court must recognize that they are placing the family in harms way. This issue is a court issue and must be resolved at the court level. Once the court is aware of the domestic violence situation the judge would rule accordingly to protect the family members.

Added additional acceptable forms of verification due to “Domestic Violence” section will read as follows:

“Transfers due to Domestic Violence can be considered as long as back up documentation is submitted by resident from the police department; *restraining order; medical records; hospital records or; statement from domestic violence counselor.*

verifying the claim. The HHA should also put in place a requirement that the resident will not release the new address to the party responsible for the abuse and threats”.

“With regard to categorizing “Domestic Violence” and “Requests for Reasonable Accommodations” under the category of emergency and taking precedence over new admissions. The present policy was previously approved by HUD, therefore, this section will not be modified”.

(22.3) Types and Number of Pets-This change is not reflected in the 2009 ACOP summary and was previously addressed, therefore, it will remain status quo as the Board of Commissioners and HUD previously approved it.

(22.6) Pet Deposit- The Authority reviewed the State Security Deposit and will pay interest on “ Pet Deposit”.

Appendix XII Housekeeping Standards- This change is not reflected in the 2009 ACOP summary and was previously addressed, therefore, it will remain status quo as it was previously approved by the Board of Commissioners and HUD.

S8 HCVP Response to GHLA Comments on HHA’s 2009 Agency Plan

Section 8 Administrative Plan

Issue one: Verification of Receipt of Documents

Families who recertify receive an official rent change notice. Clients must appear in person to recertify, unless we go out to them in response to a request for a Reasonable Accommodation. Since third party verification is required, lost documentation has become a non-issue.

Issue two: 18.5 Notice of Termination of Assistance

HHA HCVP currently includes information regarding Legal Assistance to all applicants at orientation and to clients as issues arise. Information is also posted at Central Office. Going forward, info on the possible availability of free legal services will included on the HHA website.

Issue three: Minimum Rent and Hardship Exemption

HHA HCVP’s policies meet regulatory requirements on minimum rents and hardship exemptions. For 2009, the *Annual Recertification Notice* document and *the Zero Income Statement Form* will be revised to specifically address both. HHA does not impose a 90-day temporary wait period.

All Programs

Verification of Receipt of Documents

This change is already incorporated in the previous plans inclusive of the 2009 ACOP the statement will remain status quo as the Board of Commissioners and HUD previously approved it. The following is what is written in the ACOP.

13.1 Annual Re-examination (page 76-77)

A dated receipt of submission will be given to the family upon submission of the Continued Occupancy Form. The authority does not acknowledge accuracy of the data submitted, only receipt of it. Upon review, the authority will inform the tenant in writing as to any additional needed documents that substantiate the need for a change of the lease agreement and or rent payment.

13.6 Interim Re-examination

A dated receipt of the Interim Re-examination will be given upon submission (see above response13.1).

Minimum Rent and Hardship Exemption for ACOP

In response to Minimum Rent/ Hardship exemption please be informed that the Authority created a zero affidavit that is given to residents at the time of their Annual Certification and /or Interim Re-certifications, if the resident claims they have no source of income.

Furthermore, Section 8.10-(Minimum/ Hardship) of the ACOP outlines the process with regard to Minimum Rent/ Hardship.

In addition, hardship is addressed in the lease agreement, Part V-d- The lease reads as follows: "If a family is paying the minimum rent and its circumstances change creating an inability to pay the rent, the family may request suspension of the minimum rent because of a recognized hardship". The Authority during initial housing of the prospective resident reviews the lease and informs the resident of the recertification process and all that it entails.

The Authority will also place a statement with regard to minimum rent / hardship on the Annual Recertification Notice. It will read as follows: "If a family is paying the minimum rent in the Federal Low Rent Program and its circumstances change creating an inability to pay the rent, you may request suspension of the minimum rent because of a recognized hardship".

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

The HHA along with the Hartford Tenants Rights Federation governing body meets and selects three (3) tenants for the position of Commissioner, which are then recommended to the Mayor. The Mayor selects one of the three names recommended as Tenant Commissioner - the Mayor of the City of Hartford then appoints the Tenant Commissioner. The Court of Common Council then confirms the appointment.

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)
Please refer to the above described procedure

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: **Hartford, Connecticut**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - **Homeownership Initiatives**
 - **Acquisition and Revitalization of units for low-income families**
 - **Revitalization of distressed public housing developments, including density reduction**
 - **Public Safety in and around developments and Scattered Sites Programs**
- Other: (list below)

Please see and/or refer to the Hartford Connecticut's Consolidated Plan, "**New England's Rising Star**"

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

The City of Hartford and the Hartford Housing Authority continue to collaborate on mutual interests and goals. For example, the City and HHA continue to work together on the redevelopment of the Dutch Point site and neighborhood, which is a HOPE VI project. As part of their support, the City has committed the following funds in association with the HOPE VI project:

Home Funds:

- The City provided \$3.3 million in construction funding for phase I and phase II rental developments.
- \$500,000 has been set aside for home buyers assistance phase III development.

CCEDA Housing Funds:

- Provide \$1.2 million in construction funding for phase I and phase II rental developments.
- \$1.6 million in home buyers assistance loan upon completion of phase III homeownership development.

D. Other Information Required by HUD

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

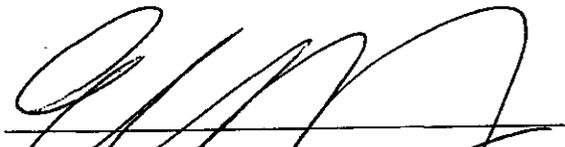
Attachments

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

- | | | |
|-----|------------------------------------|---|
| 1. | Consolidated Plan Cert. | file name: Consolidated Plan Cert. |
| 2. | HCVP Admin. Plan Changes for2009 | file name: HCVP Changes 2009 |
| 3. | Board Resolution | file name: Agency Board Resolution |
| 4. | Capital Fund – Summary 5-year Plan | file name: Capital fund 5-year Plan '10-'13 |
| 5. | Capital Fund Annual & 5-Year Plan | file name: Annual & 5-year Cap. Plan '09-'13 |
| 6. | Capital Fund P&E Report | file name: Performance & Evaluation Report |
| 7. | HUD Form 50070 | file name: Certification Drug Free Workplace |
| 8. | HUD Form 50071 | file name: Certification of Payments to Influence |
| 9. | HUD Form 50077 | file name: Standard PHA Plan Cert.of Compliance |
| 10. | 2009 ACOP Changes | file name: ACOP Changes 2009a |
| 11. | 2009 Rent Collection Changes | file name: Rent Collection Changes 2009 |
| 12. | Disclosure of Lobbying Activities | file name: Disclosure of Lobbying Activities |
| 13. | Deconcentration Analysis | file name: Deconcentration Report |
| 14. | Domestic Violence Statement | file name: VAWA |

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Eddie A. Perez the Mayor certify
that the Five Year and Annual PHA Plan of the Hartford Housing Authority is
consistent with the Consolidated Plan of the City of Hartford, Connecticut prepared
pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official
Mayor Eddie Perez, Mayor

**Proposed Changes to the Section 8 HCVP
Administrative Plan for 2009**

<u>No.</u>	<u>Section Name</u>	<u>Proposed Modification</u>
2.4	Jurisdiction	Applicants may be allowed first time leases outside of Jurisdiction as a Reasonable Accommodation
4.7	Denial of Eligibility	Delete all references to One Strike
5.1	Types of Preferences	Grant local preference to current DHAP Families
11.5	Exceptional Payment Standard	May be granted to families as a Reasonable Accommodation
11.9	Scheduling Appointments	Families must appear in person for Certification/Recertification
12.2	Calculation of Adjusted Income	Removed reference to Transitional Prescription Drug Medicare Plan
13.1	HQS Inspections	Changed from 3 family no shows to two no shows as grounds for termination of assistance
25	Section 8 Homeownership	Include Plan as part of Admin Plan doc

Issue Prompting Change

Impacted Sections of Plan

Reasonable Accommodations	<p>2.4 requirement that first time voucher holders who are outside of jurisdiction at time of application may not be required to live in the City of Hartford for the first twelve months on the Program as a Reasonable Accommodation p. 12</p> <p>11.5 a higher payment standard may be granted as a Reasonable Accommodation p. 55</p> <p>12.7 a higher utility allowance may be granted as a Reasonable Accommodation p. 64</p>
One Strike You're Out	Deleted all explicit references: repealed by State of CT.
DHAP	FEMA/HUD Assisted Housing for families displaced by Hurricanes currently being assisted in City via HHA HCVP; local preference will allow HHA to absorb these families
Appointments	Specific language added to clarify that families must physically attend appointments to complete recertification's unless otherwise arranged with caseworkers. Exceptions may be made for Reasonable Accommodation p.58
Adjusted Income	Removed partial reference to Transitional Prescription Drug Plan to Medicare Part A and B p. 62
Section 8 Home Ownership Plan	Was previously approved by HHA but not implemented. Plan is scheduled to be implemented in 2009 and therefore has been included as part of this document

HOUSING AUTHORITY OF THE CITY OF HARTFORD

RESOLUTION NO: 2008-25

AGENCY PLAN 2009

WHEREAS, The United States Congress Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires the submission of the Annual Plan for each Housing Authority under the jurisdiction of the Department of Housing and Urban Development (HUD) each year; and

WHEREAS, The Housing Authority of the City of Hartford has developed said plans in accordance with QHWRA and the applicable Public and Indian Housing Notices published by HUD; and

WHEREAS, elements of the Agency Plans are required to be incorporated in the Admissions and Continued Occupancy Plan, the Section 8 Administrative Plan and Lease of the Authority; and

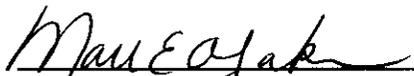
WHEREAS, the changes to the Agency Plans, the Admissions and Continued Occupancy Plan, and the Section 8 Administrative Plan were made available for public review and comment prior to and at a Public Hearing; and

WHEREAS, said changes were presented and discussed at a public hearing and other meetings arranged at the convenience of residents with the assistance of the Hartford Tenants Rights Federation, as well as representatives of the Section 8 program; NOW, THEREFORE, BE IT

RESOLVED, that the Board of Commissioners of The Housing Authority of the City of Hartford hereby authorizes and directs the Executive Director to sign the PHA Certification of Compliance with the PHA Plans and Related Regulations which is attached, and also authorizes and directs the Executive Director to sign any and all ancillary certifications, disclosures and other related documents that are required in the submission of the Admissions and Continued Occupancy Plan, and the Section 8 Administrative Plan, in order to effect their proper submissions.

PASSED, ADOPTED AND APPROVED this 20th day of September 2009.

ATTEST:


Mark E. Ojajian, Chairman


Alan E. Green, Executive Director

(Seal)

Capital Improvement Plan
2009 - 2013

Year 1 2009				Year 2 2010				Year 3 2011				Year 4 2012				Year 5 2013			
Development	BL	Description	Cost	Development	BL	Description	Cost	Development	BL	Description	Cost	Development	BL	Description	Cost	Development	BL	Description	Cost
Mary Mahoney Village CT 3-006	1460	Masonry Repairs	\$ 100,000.00	CT 3-10, CT 3-15, CT 3-16, CT 3-17	1460	Interior Improvements Doors, Floors, bathrooms, Re-Painting, Etc.	\$ 800,000.00	Kent Apartments CT 3-007	1460	Common Area Improvement	\$ 250,000.00	Betty Knox CT 3-011	1460	Roof Replacement	\$ 500,000.00	CT 3-10,15,16,17, Adams St., SS I, II, III	1460	Roof Replacement	\$ 475,000.00
Mary Mahoney Village CT 3-006	1450	Sidewalk/Exterior Stairs	\$ 100,000.00	Mary Shepard Place CT 3-003	1450	Completion of Exterior Improvements & Stoops, Landscaping, Masonry	\$ 150,000.00	Mary Mahoney Village CT 3-006	1460	Roof Replacement	\$ 400,000.00	Smith Towers CT 3-008	1460	Roof Replacement	\$ 500,000.00	CT 3-10,15,16,17, Adams St., SS I, II, III	1460	Replacement of kitchens	\$ 800,000.00
Kent Apartments CT 7-007	1450	Improvements to Parking & Exterior Lighting	\$ 125,000.00	Scattered Sites I, II, III	1460	Replace boilers/H.W.H	\$ 250,000.00	Betty Knox CT 3-011	1450	Site Improvements	\$ 150,000.00	PHA Wide	1450	Landscaping, Sidewalks, Fencing	\$ 431,000.00	CT 3-10,15 Adams St., SS I	1460	Replacement of bathrooms	\$ 331,000.00
Mary Shepard Place CT 3-003	1450	Exterior Lighting	\$ 286,550.00	Smith Towers CT 3-008	1460	Common Area Improvements	\$ 261,000.00	Betty Knox CT 3-011	1460	Masonry Improvements	\$ 361,000.00								
Scattered Sites II, CT3-016	1460	Bathroom Renovat.	\$ 500,000.00																
Mary Mahoney Village CT 3-006	1460	Water Heaters, Exterior doors, Call for Aid, Windows	\$ 350,000.00					CT 3-10,15,16,17, Adams St., SS I, II, III	1450	Site Improvements	\$ 300,000.00								
		Subtotal	\$ 1,461,550.00			Subtotal	\$ 1,461,000.00			Subtotal	\$ 1,461,000.00			Subtotal	\$ 1,431,000.00			Subtotal	\$ 1,606,000.00
PHA WIDE	1406	Operations	\$ 348,310.00	PHA WIDE	1406	Operations	\$ 348,310.00	PHA WIDE	1406	Operations	\$ 348,310.00	PHA WIDE	1406	Operations	\$ 348,310.00	PHA WIDE	1406	Operations	\$ 258,310.00
PHA WIDE	1410	Admin	\$ 232,206.00	PHA WIDE	1408	M.I.	\$ 40,000.00	PHA WIDE	1408	Management Improvements	\$ 40,000.00	PHA WIDE	1408	Management Improvements	\$ 40,000.00	PHA WIDE	1408	Management Improvements	\$ 15,000.00
PHA WIDE	1408	TA for HUD NOFA'S Grants	\$ 40,000.00	PHA WIDE	1410	Admin	\$ 232,206.00	PHA WIDE	1410	Admin	\$ 232,206.00	PHA WIDE	1410	Admin	\$ 232,206.00	PHA WIDE	1410	Admin	\$ 232,206.00
				PHA WIDE	1430	Fees & Costs	\$ 200,550.00	PHA WIDE	1430	Fees & Costs	\$ 200,550.00	PHA WIDE	1430	Fees & Costs	\$ 200,550.00	PHA WIDE	1430	Fees & Costs	\$ 210,550.00
PHA WIDE	1430	Fees /Costs Architect	\$ 200,000.00	PHA WIDE	1475	Non-Dwelling Equipment	\$ 40,000.00	PHA WIDE	1475	Non-Dwelling Equipment	\$ 40,000.00	PHA WIDE	1475	Non-Dwelling Equipment	\$ 70,000.00				
PHA WIDE	1475	Non-Dwelling Equipment (Computers & Vehicles)	\$ 40,000.00																
			\$ 860,516.00				\$ 861,066.00				\$ 861,066.00				\$ 891,066.00				\$ 716,066.00
		Grand Total	\$ 2,322,066.00			Grand Total	\$ 2,322,066.00			Grand Total	\$ 2,322,066.00			Grand Total	\$ 2,322,066.00			Grand Total	\$ 2,322,066.00

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000.00	15,000.00	15,000.00	15,000.00
3	1408 Management Improvements	176,998.00	124,957.63	124,957.63	124,957.63
4	1410 Administration	199,830.00	199,830.00	199,830.00	199,830.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	184,194.00	191,715.74	191,715.74	191,715.74
8	1440 Site Acquisition				
9	1450 Site Improvement	220,000.00	173,785.18	173,785.18	173,785.18
10	1460 Dwelling Structures	1,202,285.00	1,038,416.74	1,038,416.74	1,038,416.74
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	254,601.71	254,601.71	254,601.71
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)	1,998,307.00	1,998,307.00	1,998,307.00	1,998,307.00
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,600.00	123,638.00	123,638.00	123,638.00
3	1408 Management Improvements	22,950.00	45,011.67	45,011.67	45,011.67
4	1410 Administration	123,638.00	123,638.00	123,638.00	123,638.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	64,194.00	38,973.18	38,973.18	38,973.18
8	1440 Site Acquisition				
9	1450 Site Improvement	400,000.00	535,764.09	535,764.09	535,764.09
10	1460 Dwelling Structures	605,000.00	369,357.06	369,357.06	369,357.06
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)	1,236,382.00	1,236,382.00	1,236,382.00	1,236,382.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: F Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	239,800.00	239,800.00	239,800.00
3	1408 Management Improvements	479,638.00	235,000.00	235,000.00	197,340.08
4	1410 Administration	239,819.00	239,819.00	239,818.00	239,819.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	99,570.00	70,648.00	42,547.42
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	270,800.00	220,800.00	9,604.34
10	1460 Dwelling Structures	1,678,732.00	599,200.00	467,297.00	152,221.45
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	670,000.00	643,690.00	112,605.99
13	1475 Nondwelling Equipment	0.00	44,000.00	44,000.00	44,000.00
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)	2,398,189.00	2,398,189.00	2,161,053.00	1,037,938.28
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350105 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:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	47,445.00	240,563.00	240,563.00	236,723.90
3	1408 Management Improvements	80,668.00	181,578.00	146,511.86	114,803.20
4	1410 Administration	239,818.00	240,563.00	240,563.00	240,563.00
5	1411 Audit	0.00	10,000.00	10,000.00	10,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	155,104.00	133,767.00	133,767.56	125,602.54
8	1440 Site Acquisition				
9	1450 Site Improvement	235,000.00	372,000.00	170,000.00	161,614.50
10	1460 Dwelling Structures	1,618,599.00	1,002,918.00	1,002,918.00	985,288.49
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	29,000.00	224,245.00	224,245.00	223,825.62
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)	2,405,634.00	2,405,634.00	2,168,568.42	2,098,421.25
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				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Hartford Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P00350105 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	
PHA Wide	Funds for Mod and Admin Salaries	1410		239,818.00	240,563.00	240,563.00	240,563.00	
PHA Wide	Operations Needs	1406		47,445.00	240,563.00	240,563.00	236,723.90	
PHA Wide	Audit	1411		0.00	10,000.00	10,000.00	10,000.00	
CT 3-1 Nelton Court	Site Improvements	1450		1,361,930.00	50,000.00	61,555.00	61,555.00	
CT 3-3 Mary Shepard	Site Improvements	1450		235,000.00	75,000.00	31,066.00	30,806.00	
Scatterd Sites Adams St	Site Improvements	1450		0.00	245,125.50	75,504.50	67,379.00	
Smith Towers	Site Improvements	1450		0.00	1,874.50	1,874.50	1,874.50	
CT 3-1 Nelton Court	Storm & Boiler Doors	1460		0.00	75,000.00	64,800.25	64,765.25	
CT 3-6 Mahoney Villoage	Exterior Painting / Masonry	1460		0.00	53,000.00	21,480.00	21,480.00	
CT 3-11 Betty Knox & CT 3	Closet Doors / AC Sleeves	1460		0.00	153,000.00	151,655.47	151,655.47	
Smith Towers	Upgrade Security System	1460		0.00	49,916.00	49,916.00	49,916.00	
Scatterd Sites Adams St	Windows/Siding/Fencing/Doors/etc	1460		0.00	163,440.00	101,927.12	101,927.12	
PHA Wide	Water Heaters and Faucets	1460		0.00	8,562.00	7,646.16	6,648.00	
PHA Wide	Vacancy Renovations	1460		256,669.00	500,000.00	605,493.00	588,896.65	
PHA Wide	Mangement Improvements	1408		17,668.00	29,668.00	29,668.00	25,315.00	
PHA Wide	Computer System/Software & Training	1408		43,000.00	100,000.00	100,000.00	89,488.20	
PHA Wide	NOFAS/Grants/Executive Search/OIG	1408		20,000.00	51,910.00	16,843.86	0.00	
PHA Wide	Fees & Costs	1430		155,104.00	133,767.00	133,767.56	125,602.54	
PHA Wide	Purchase New Vehicles	1475		29,000.00	127,920.30	127,920.30	127,500.92	
PHA Wide	Purchase Copier for MOD and PM	1475		0.00	17,284.70	17,284.70	17,284.70	
PHA Wide	Purchase Appliances	1475		0.00	79,040.00	79,040.00	79,040.00	
Totals								
				2,405,634.00	2,405,634.00	2,168,568.42	2,098,421.25	

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	46,700.00	430,320.00	430,320.00	106,735.04
3	1408 Management Improvements	60,000.00	180,000.00	87,683.00	17,598.26
4	1410 Administration	232,207.00	239,067.00	239,067.00	239,067.00
5	1411 Audit	0.00	33,400.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	195,100.00	159,800.00	10,000.00	9,384.45
8	1440 Site Acquisition				
9	1450 Site Improvement		180,000.00		
10	1460 Dwelling Structures	1,768,059.00	1,068,082.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	20,000.00	0.00	0.00
13	1475 Nondwelling Equipment	20,000.00	80,000.00	0.00	0.00
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)	2,322,066.00	2,390,669.00	767,070.00	372,784.75
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350107 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:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	1,460,756.00	0.00	0.00	0.00
2	1406 Operations		208,679.00	208,679.00	127,908.42
3	1408 Management Improvements	417,359.00	45,000.00	0.00	0.00
4	1410 Administration	208,679.00	208,679.00	208,679.00	86,949.60
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		194,436.00		
8	1440 Site Acquisition				
9	1450 Site Improvement		550,000.00		
10	1460 Dwelling Structures		840,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		40,000.00		
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)	2,086,794.00	2,086,794.00	417,358.00	214,858.02
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: CT26P00350108 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:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	464,380.00	0.00	0.00	0.00
4	1410 Administration	232,190.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,625,330.00	0.00	0.00	0.00
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				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,321,900.00	0.00	0.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350101	Federal FY of Grant: 2001
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	4,066,305.00	0.00	4,066,305.00	4,066,305.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,066,305.00	0.00	4,066,305.00	4,066,305.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350102	Federal FY of Grant: 2002
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	4,846,383.00	0.00	4,846,383.00	4,846,383.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,846,383.00	0.00	4,846,383.00	4,846,383.00
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350103	Federal FY of Grant: 2003
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	1,129,963.00	0.00	1,129,963.00	1,129,963.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,129,963.00	0.00	1,129,963.00	1,129,963.00
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350104	Federal FY of Grant: 2004
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	1,377,549.00	0.00	1,377,549.00	175,128.40
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,377,549.00	0.00	1,377,549.00	175,128.40
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350105	Federal FY of Grant: 2005
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	1,452,094.00	0.00	1,452,094.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,452,094.00	0.00	1,452,094.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350107	Federal FY of Grant: 2007
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	203,064.00	0.00	203,064.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	203,064.00	0.00	203,064.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: F Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350108	Federal FY of Grant: 2008
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	233,620.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	233,620.00	0.00	0.00	0.00
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350203	Federal FY of Grant: 2003
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	2,725,563.00	0.00	272,556.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,725,563.00	0.00	272,556.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: F Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350204	Federal FY of Grant: 2004
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	3,189,406.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,189,406.00	0.00	0.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350205	Federal FY of Grant: 2005
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	2,952,824.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,952,824.00	0.00	0.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: F Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350206	Federal FY of Grant: 2006
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	3,591,142.00	3,697,239.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,591,142.00	3,697,239.00	0.00	0.00
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				

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350207	Federal FY of Grant: 2007
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	3,863,626.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,863,626.00	0.00	0.00	0.00
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				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Hartford Housing Authority 180 Overlook Terrace Hartford CT 06106	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R00350208	Federal FY of Grant: 2008
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() Original Annual Statement () Reserve for Disasters/ Emergencies () Revised Annual Statement (revision no:)
 (X) Performance and Evaluation Report for Period Ending: June 2008 () Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
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 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	1,442,073.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,442,073.00	0.00	0.00	0.00
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				

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HARTFORD HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

AGENCY PLAN AND 5-YEAR PLAN

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Alan Green

Title

Executive Director

Signature



Date

9/18/08

Certification of Payments to Influence Federal Transactions

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

Applicant Name

HARTFORD HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

AGENCY PLAN AND 5-YEAR PLAN

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

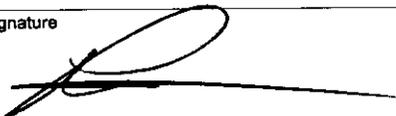
Name of Authorized Official

Alan Green

Title

Executive Director

Signature



Date (mm/dd/yyyy)

9/18/08

Standard PHA Plan PHA Certifications of Compliance

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Hartford Housing Authority
PHA Name

CT-003
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 2009 - 2013 including Annual Plan for FY 2009
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Alan E. Green	Title Executive Director
Signature X 	Date 9/23/08

**Changes to the Admissions and
Continued Occupancy Plan
(ACOP) for 2009**

Changes to the 2009 Admission and Continued Occupancy Plan (ACOP)

Flat Rents

- Increase in Flat Rent (please see attached chart)

Maintenance Charges

- Increase in maintenance charges (hourly rate increase of \$1.07)

Limited English Proficiency (LEP) (see attached policy)

ACOP changes for 2009

Limited English Proficiency Policy – develop a process in order to provide assistance in the language that applicants and residents speak. The process will outline specific information that will be dispersed to the applicants and residents so they can communicate to the Authority in their primary language.

Air Conditioner Fee

- The Authority will charge a \$30 yearly fee each air conditioner, if the Authority supplies the electricity. Furthermore, commencing 2009 the Authority is placing a limit of two air conditioners per apartment. Developments that are exempt are Mary Mahoney Village, Kent Apartments. Also exempt are the homeownership programs, the New Stowe Village and the New Community of COT, as these communities pay their own utilities.

(Please note the Authority currently charges a one-time fee per air conditioner of \$15.00).

Lease Change

- The Authority will charge a \$30 flat fee for each air conditioner utilized by the resident if the Authority pays for electricity.

July 10, 2008

Proposed Flat Rents for 2009 ACOP/ Annual Plan
 Increase of 1 % over 2008 Section 8 payment standards

- A. Developments newly constructed (COT)& New Stowe 77% to 78% of PS**
- B. Developments Recently Reconstructed (Mary Shepard Place) 62% to 63% of PS**
- C. All other LIPH Developments (Family & Senior) 54% to 55 % of PS**

Please be advised families paying Flat Rent pay less than 30% of their income towards rent. PHA's must give the option to families to pay the Flat Rent or 30% of their income towards rent.

New Flat Rents in Dollars for (2009)

FMR-Fair Market Rent PS= Payment Standard

Type		A	B	C
BRS	FMR-PS	77% to 78% of PS	62% to 63% of PS	54 to 55% of PS
EFFICIENCY/0	\$673-\$668	N/A	N/A	\$361-\$367
1	\$806-\$800	N/A	\$496-\$504	\$432-\$440
2	\$985-\$978	\$753-\$762	\$606-\$616	\$528-\$538
3	\$1,183-\$1199	\$923-\$935	\$743-755	\$647-\$659
4	\$1469-\$1488	\$1146-\$1160	\$923-\$937	\$804-\$818

CURRENT FLAT RENTS:

- A. Developments Newly Constructed (COT)+ New Stowe 77%**
- B. Developments Recently Reconstructed (Mary Shepard) 62%**
- C. All other LIPH Developments (Family & Senior) 54%**

CURRENT FLAT RENTS IN DOLLARS (2008)

TYPE		A	B	C
BRs	FMRs	77%	62%	54%
Efficiency /0	\$673	N/A	N/A	\$361
1	\$806	N/A	\$496	\$432
2	\$985	\$753	\$606	\$528
3	\$1,183	\$923	\$743	\$647
4	\$1,469	\$1,146	\$923	\$804

Hartford Housing Authority			
Department of Human Resources			
Maintenance Personnel - Rates			
	2006	2007	2008
Position	Hourly Rate	Hourly Rate	Hourly Rate
Maint. Laborer	\$16.38	\$16.87	\$17.38
Maint. Laborer	\$16.39	\$16.88	\$17.38
Maint. Laborer	\$16.39	\$16.88	\$17.38
Maint. Laborer	\$16.39	\$16.88	\$17.38
General Main Work	\$18.80	\$19.37	\$19.95
General Main Work	\$18.81	\$19.37	\$19.95
General Main Work	\$18.81	\$19.37	\$19.95
General Main Work	\$18.81	\$19.37	\$19.95
General Main Work	\$18.81	\$19.37	\$19.95
Pst Cntr Operator	\$20.45	\$21.06	\$21.70
Acting Asst. Foreman	\$20.46	\$21.07	\$21.70
Asst. Foreman	\$20.46	\$21.07	\$21.70
Asst. Foreman	\$20.46	\$21.07	\$21.70
Sm.Proj.Mnt.Fore.	\$20.46	\$21.07	\$21.70
Sm.Proj.Mnt.Fore.	\$20.46	\$21.07	\$21.71
Maint/Carpenter	\$22.66	\$23.34	\$24.04
Maint/Carpenter	\$22.66	\$23.34	\$24.04
Maint/Plasterer/Trainer	\$23.28	\$23.98	\$24.70
Maintenance Super. II	\$23.72	\$24.44	\$25.17
Maint/Electrician/Trainer	\$23.82	\$24.54	\$25.27
Maint/Painter/Trainer	\$23.82	\$24.54	\$25.27
Maint/HVAC/Trainer	\$23.82	\$24.54	\$25.27
Maint/Carpenter/Trainer	\$23.82	\$24.54	\$25.27
Maint/Carpenter/Trainer	\$23.82	\$24.54	\$25.27
Maint/Plasterer/Trainer	\$23.82	\$24.54	\$25.27
Maint/Plumber/Trainer	\$23.82	\$24.54	\$25.27
Maint/HVAC/Trainer	\$23.82	\$24.54	\$25.27
Fore/Carpenter/Trainer	\$29.59	\$30.48	\$31.40
*Trainers are allotted an additional 5% which is reflected in their hourly rate.			
The Labor Rate is based on the average pay by position, which is \$23.37 per hour.			

Effective Communication with Persons of Limited English-Proficiency (LEP).

POLICY:

The Authority's policy is to maintain a system whereby staff providing services or information in person, in writing or by telephone are able, during all hours of operation, to communicate effectively with LEP clients and to provide such services in an equal manner. The Authority is committed to serving its clients without discrimination on grounds of race, color or national origin.

PROCEDURES:

A bilingual staff or other translator/interpreter will be utilized when providing service or information to an LEP person when needed. LEP persons will not be required to provide or pay for the services of an interpreter. Staff will not expect family members or friends of LEP persons to serve as interpreters unless the LEP person expressly requests such an arrangement. **Please be aware that an adult family member or friend of the LEP beneficiary may not himself/herself be qualified to interpret the information accurately or completely. Young children will not be asked to translate or interpret.**

The Authority Staff will identify and record the primary language of its clients in order to service them. Once it is established that the LEP client requires assistance. The following steps will be taken:

- (a) notation shall be made on their files.
- (b) an interpreter will be used to ensure effective communication.
- (d) If no bilingual worker or any in-house interpreter is available, arrangements will be made to obtain an outside interpreter.

OVERALL COORDINATION:

1. Initial and ongoing dissemination of this policy to staff in client contact positions to LEP populations, and to other interested persons;
2. Taking appropriate steps to ensure that staff and other persons used as interpreters (a) can fluently and accurately communicate concerning subject matter in the language(s) in which they profess proficiency, (b) are able to interpret effectively to and from such language(s) and English, and (c) understand the obligation of interpreters to maintain client confidentiality;
3. Information regarding LEP clients will be recorded to determine current and future needs.

The following is a list of agencies that will be utilized to provide LEP clients with necessary services:

Local Companies

(866) 362-5960

Spanish Translations

Business - Medical - Technical

WorldWide Interpreters

(877) 873-7815

Language interpreters by phone.

Anywhere, anytime, right now.

Accuworld
(860) 561-3388
Hartford, CT
Accuworld Inlingua
(860) 561-3388
Hartford, CT

ACCUWORLD, LLC
433 South Main Street, Ste 308
West Hartford, CT 06110

Telephone Number: 561-3388 Fax Number: (860) 561-7247
Contact Person: Susan E. Joyce

Special Notes: Oral Interpreters and Written Translations. Turnaround time on written documents: 10 days.
Will provide oral interpreters and written translations in most languages known to exist in Connecticut.

Commission on the Deaf and Hearing Impaired (CDHI)
State of Connecticut
67 Prospect Avenue
Hartford, CT 06106-2980
800-708-6796 Voice/TDD
860-231-8756 Voice/TDD
860-231-8169 TDD Only
860-231-8746 FAX

Interpreting Emergencies 860-231-7623
Interpreting Department 860-231-1690

Sign Language Interpreting Services

Global Link Translations
71 Spruceland Road
Enfield, CT 06082
Oral interpreters and written translations
Contact Person: Barbara J. Rodriguez
Phone: (413) 530-5790
Fax: (860) 698-9353
Email: brod21@cox.net

List of Languages
French (Not Haitian Creole), Polish, Portuguese, Russian, Spanish, Vietnamese

Interpreters and Translators, Inc.
263 Main Street
Manchester, CT 06040
860-647-0686
Fax: 860-646-3590

List of Languages
Arabic, Armenian, Bulgarian, Cambodian, Chinese, Czech, Danish, Dari, Dinka, Dutch, Estonian, Farsi, Flemish, French, German, Greek, Haitian Creole, Hindi Hmong, Hungarian, Indonesian, Italian, Japanese, Korean, Kurdish, Laotian, Latvian, Lithuanian, Polish, Portuguese, Rumanian, Serbo-Croatian, Spanish, Swahili, Tagalog, Thai, Turkish, TWI, Ukrainian, Vietnamese.

KNZ Enterprises
Contact Person: Nzogu Kulya
50 Anita Street

New Haven, CT 06511
Tel. (203) 586-9528
Fax. (203) 562-3944
Email: kulya@knzenterprises.com

African Languages

Language Learning Enterprises, Inc. (LLE) Washington, DC.
Contact Person: Kathleen Diamond
Phone: (888) 464-8553
Fax: (202) 785-5584

Written translations only. Over 150 languages. Turn around time for translations range from 2-4 days.
Always select premium translation when quotes are cited!

RDP Agency
PO Box 340188
Hartford, CT 06134
Tel. (860) 881-8181
Fax. (860) 331-8535
E-mail: rdpagency@aol.com
Website: www.rdptranslation.com

Available Languages:

Albanian, Arabic, Armenian, Bosnian, Cambodian, Cantonese (Chinese), Chinese, Croatian, Czech, Dutch, French, Fujianese, Fukian, German, Greek, Gujarati, Haitian-Creole, Hebrew, Hindi, Italian, Japanese, Korean, Laotian, Lithuanian, Macedonian, Mandarin, Marathi, Punjabi, Polish, Portuguese, Russian, Serbian, Spanish, Taiwanese, Thai Turkish, Ukrainian, Urdu, Vietnamese, Yiddish

*Turn around times vary depending on language, subject matter and length of document. *Rates according to terms of existing state contract for interpretation and translation services

Jewish Family Services, contact Joan Margolis, 860-236-1927

Polish Language Consulting

(860) 628-7590
Southington, CT

German & Technical Translation Service

(860) 342-7317
108 Jobs Gate 3
Portland, CT

Home visits for those who are ill or cannot travel to Jewish Family Services are available, and free assistance will also be offered to survivors who reside outside of greater Hartford.

For more information about the program and the July 13 legal clinic, and schedule an appointment with an attorney or Jewish Family Services, contact Joan Margolis, 860-236-1927, jmargolis@jfshartford.org. Jewish Family Services of Greater Hartford is a beneficiary of funds raised in the Annual Campaign of the Jewish Federation of Greater Hartford.

**Proposed Changes to the Rent Collection
Fee Schedule for 2009**

Late Fee/Notice to Quit (for payments received after the 10th of the month)

- Increase to \$30.00

Court Entry Fee

- Increase to \$250.00

Eviction

- Increase to \$400.00

Check Return Fee

- Decrease to \$15.00

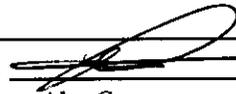
****Please note that the above proposed changes are subject to modification based on actual fees incurred by the Authority****

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: First	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing & Urban Development	7. Federal Program Name/Description: Hartford Housing Authority (CT003) Agency Plan 2009 CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Alan Green Title: Executive Director Telephone No.: (860) 723-8420 Date: 9/18/08	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

HOUSING AUTHORITY OF THE CITY OF HARTFORD

DECONCENTRATION ANALYSIS - 2008

The Agency Plan process requires a deconcentration analysis. The purpose of the analysis is to determine whether the average income of a development falls within a band of 85% to 115% of the developments of the analysis. If the average income of a given development is higher than 115%, the Agency is required to put measures into effect to place the lower income families in that development and vice versa. For this year's analysis, the Hartford Housing Authority's Established Income range is \$12,893 - \$9,530.

There are two developments that are currently subject to inclusion in such an analysis: They are: Nelton Court, and Mary Shepard Place. Because the New Community has been designated under 5 (h) as a homeownership community where getting and keeping a job is a basic requirement, it is not part of this analysis.

It should be noted that HUD has published a proposed rule on August 15, 2001 that would, essentially, exempt Nelton, and Mary Shepard from this analysis going forward. Under the proposed rule, a development with an income level at or below 30 percent of area median income (defined as "extremely low income" in HUD's regulations) cannot be categorized as having average incomes "above" the Established Income Range. In other words, if families in a development have an average income below 30% of the Area Median Income, even if it is higher than its peers, it makes no sense to force that development to drive its average down by taking even poorer families. At this writing, the final rule has not been published on this issue, but it has been a strong recommendation of industry groups to change the rule to exempt extremely low developments. Both developments show average incomes below the 20% AMI.

Family of three in Hartford Area	
	= 20% of AMI = up to \$16,220
Extremely Low	= 30% of AMI = up to \$24,330
Very Low	= 50% of AMI = up to \$40,550
Low	= 80% of AMI = up to \$64,880

	Income Avg June 200#	Income Avg March 2007	Income Avg Sept 2008	85% - 115%
MARY SHEPARD PLACE		\$12,042	\$13,747.02	Just above 115% limit
NELTON COURT		\$9,654	\$8,675.50	Just below 115% limit

The only development of the two that falls outside the 15% band is Mary Sheperd Place at 123%. HHA will report this information in the *Agency Plan - 2009* and will await HUD's final rule on the matter.

NEW STOWE VILLAGE	\$38,297.20	\$33,054.00	Homeownership
NEW STOWE VILLAGE III	\$25,036.62	\$27,922.83	Homeownership
STOWE VILLAGE PHASE II	\$32,423.08	\$32,698.05	Homeownership
THE NEW COMMUNITY	\$33,832.54	\$36,646.33	Homeownership

Compliance with the Violence Against Women's Act (VAWA)

Domestic Violence:

In accordance with the Violence Against Women and Justice Department Reauthorization Act, the Authority has adopted a preference that recognizes and protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The Authority has also adopted an admission preference for individuals that are residing in a situation of domestic violence and that are displaced as a result of their situation. The family must provide evidence that documents the domestic violence by providing a police report that verifies their claim.

The following also applies:

- The domestic violence must be recent and individual must provide evidence of an established pattern either by utilizing HUD Form 50066, Certification of Domestic Violence, Dating Violence, or Stalking or local police record or court record, documentation signed and attested to by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance.
- Must provide evidence of an established relationship along with a lease agreement confirming co-habitation.
- The family must agree to sign a restraining order against the offender.
- The family must certify that the person who resides with them that engages in such domestic violence will not reside with the family upon placement. If the family is admitted the Authority may deny or terminate assistance to the family for breach of this certification.
- The family will be required to sign a document stating they will not release the location of their new residence to the party responsible for the abuse and threats.
- The Authority will require that the family sign a Memorandum of Agreement (MOA), to participate in a Social Service Program for Domestic Violence.

If the family is determined eligible for the aforementioned "Domestic Violence Preference" and is housed, the family will not be eligible for a transfer into another Authority unit if it is determined that the family was responsible for the release of their whereabouts to the offender, as it will result in a financial burden to the Authority. A current family in residence with the Authority will only be entitled to one transfer.

Furthermore, the Authority will not evict a tenant for criminal activity relating to verified incidents of actual or threatened domestic violence, dating violence, or stalking.

The Authority may request a tenant under such threat of eviction to certify that the incidents in question are bona fide incidents of abuse by producing either (1) a Federal, State, tribal, territorial, or local police or court record or (2) a sworn statement, also signed by the tenant, from (a) a victim service provider; (b) an attorney; or (c) a medical

professional verifying the validity of the incidents. If the certification is not received by the Authority within 14 days, the Authority may proceed with the eviction. The Authority, however, has the discretion of extending the 14-day period.

All information provided to the Authority in such certification shall be retained in confidence, except to the extent disclosure is (i) requested or consented to by the tenant in writing; (ii) required for use in an eviction proceeding; or (iii) otherwise required by applicable law.

If it is verified that the tenant is a victim of actual or threatened domestic violence, dating violence, or stalking engaged in by a member of the tenant's household, or any guest or other person under the tenant's control, the Authority may bifurcate the lease in order to evict **only** the tenant or lawful occupant engaging in these criminal acts, without evicting or otherwise penalizing the victim who is also a tenant or lawful occupant.