

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2009

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Ansonia
PHA Number: CT015

PHA Fiscal Year Beginning: 01/2009

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 273
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 645

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

Howard F. Tinney Community Center and Frederick F. Ortoli Community Center

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

Main business office of the PHA

PHA development management offices

Other (list below)

ACOP - Howard F. Tinney Community Center and
Frederick F. Ortoli Community Center

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

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: As determined in any redevelopment process, the Authority may apply for relocation vouchers, as well as additional vouchers if needed, to address community need or reductions in current HUD funding.
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: As part of an anticipated redevelopment process, the Authority may seek public and/or private partnerships and funds (such as tax credits, limited partnerships, etc.) to maximize the opportunities available to the Authority for making quality life changes to its properties.

- Acquire or build units or developments: The Authority may seek off-site scattered housing of existing or to-be-built units to maintain the level of resident families served, as a function of the redevelopment of its properties.
- Other (list below)
Redevelop properties in a cooperative effort with local officials and residents.

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: Provide information on advantages of areas of lower concentrations of poverty, access to school systems, employment, etc., and portability policies.
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards: Maintain payment standards at levels which permit continued utilization in non-impacted areas.

- Implement voucher homeownership program: The homeownership program has been created and utilized by a small number of voucher holders; the Authority seeks to expand participation through cooperative partnership with CHFA and its participating lenders.
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: As may be required in redevelopment plan outcome.
- Other: (list below)

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families: Remove interim income reporting requirements which act as an employment disincentive.
 - Provide or attract supportive services to improve assistance recipients' employability: Seek grant funds/cooperative partnerships for services/programs.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. Seek grant funds/cooperative partnerships.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

The repositioning of Riverside Apartments as a stable asset remains a high priority for the Authority. This may entail full demolition of the remaining 119 units and implementation of a replacement housing plan unless some financing plan can be identified that allows for the full investment required to bring the units back to a viable standard of condition.

Compliance with the Requirements of the Violence Against Women Act

The Ansonia Housing Authority (AHA) has completed a review of its major policies and administrative systems for both its Public Housing and its Section 8 Programs against the requirements of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and the recently issued Interim Rule on the Violence Against Women's Act, as amended. The Interim Rule was issued on November 29, 2008.

One of the key aspects of the review was to identify program requirements that might result in impediments for VAWA households in terms of their program participation.

This review confirmed that the AHA already has administrative systems that allow for applicants and program participants to identify mitigating circumstances for both the public housing and Section 8 Program. Language has been developed to clarify the types of mitigating information for the applicant or program participant who is a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified.

This expansion of the notion of mitigating information covers applicant screening, lease compliance and in the case of the Section 8 Program actions that might otherwise result in program termination. In situations in which the abuser is currently part of the household, the AHA is considering policy changes that would facilitate bifurcation of assistance and may establish such a policy in the future. The AHA is also considering a change to its Section 8 Program to give both a priority to an AHA public housing resident who is qualified under VAWA definitions and at risk in their current unit as well as a general preference for victims of domestic abuse as defined under VAWA. If a preference for current public housing residents is implemented, it will be granted a higher point value than the general preference for domestic abuse.

The PHA has adopted reasonable procedures for verification of status under VAWA using form HUD 50066 , by police report or court record, or by other certifying documentation provided by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance

Program participants have been notified of rights under VAWA.

AHA has not implemented any special supportive service programs for victims of domestic violence nor entered into any Memorandum of Agreement with local service providers. Information on referrals to local service providers that work with domestic abuse victims has been made available to staff.

Annual PHA Plan
PHA Fiscal Year 20
[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.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

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

- A Voluntary Conversion Required Initial Assessment Questions (CT015a01)
- B Pet Policy (CT015b01)
- C Membership of the Resident Advisory Board (CT015c01)
- D Resident Advisory Board Recommendations (CT015d01)
- E Resident Membership of the PHA Governing Board (CT015e01)
- F CT26P015501Closeout (CT015f01)
- G CT26P015501-2006R1 P&E Report (CT015g01)
- H CT26P015501-2007 P&E Report (CT015h01)
- I CT26P015501-2008 P&E Report (CT015i01)
- J CT26P015501-2009 Application (CT015j01)
- K CT26R015501-2000 P&E Report (CT015k01)
- L CT26R015501-2001 P&E Report (CT015l01)
- M CT26R015501-2002 P&E Report (CT015m01)
- N CT26R015501-2003 P&E Report (CT015n01)
- O CT26R015501-2004 P&E Report (CT015o01)
- P Replacement Housing Plan (RHP) (CT0115p01)
- Q CFP 5-Year Action Plan (CT015q01)

- R Resident Assessment (RASS) Follow-up Plan (CT015r01)
 S Community Service Policy (CT015s01)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: State DECD 2003 Town Demographics

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

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

Housing Needs of Families on the Waiting List PUBLIC HOUSING			
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	215	100	51
Extremely low income <=30% AMI	209	97	
Very low income (>30% but <=50% AMI)	5	2	
Low income (>50% but <80% AMI)	1	.5	
Families with children	14	6	
Elderly families	49	23	
Families with Disabilities	124	58	
Race/ethnicity (1)	42	20	
Race/ethnicity (2)	171	80	
Race/ethnicity (3)	1	.5	
Race/ethnicity (4)	1	.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	180	84	

Housing Needs of Families on the Waiting List			
PUBLIC HOUSING			
2 BR	28	13	
3 BR	5	2	
4 BR	2	1	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 25 months (since 8/30/06)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
SECTION 8			
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	1331	100	0
Extremely low income <=30% AMI	1043	78	
Very low income (>30% but <=50% AMI)	288	22	
Low income (>50% but <80% AMI)	0	0	
Families with children	757	57	
Elderly families	13	< .01	
Families with Disabilities	561	42	
Race/ethnicity (1)	552	41	
Race/ethnicity (2)	769	58	
Race/ethnicity (3)	10	.08	
Race/ethnicity (4)	0	0	

Housing Needs of Families on the Waiting List			
SECTION 8			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	463	35	
2 BR	416	31	
3 BR	251	19	
4 BR	180	14	
5 BR	21	.01	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 21 months (since 8/30/06)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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)
Give preference for Housing Choice Voucher Program

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
Redevelopment of properties.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	1,123,148	
b) Public Housing Capital Fund	467,484	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,952,243	HAP & Admin fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
FSS (Section 8/HCV)	103,824	HCV FSS/ Homeownership Programs
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	475,181	Public Housing Operations
4. Other income (list below)		
Laundry room income	34,511	Tenant Services
4. Non-federal sources (list below)		
Enterprise Fund (HCV Contract Administration)	76,336	HCV Administration
Total resources	8,232,727	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Elderly, disabled or involuntarily displaced through no fault of their own (including victims of domestic violence) prior to other single persons.

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

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

Prior Program History and any outstanding debts or program violations with a PHA.

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- The Authority will disclose information in its possession to a prospective landlord upon written release by the tenant household.

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Residents of 63 Woodlawn Ave. (James J. O'Donnell Apartments) and 40-7-Main Street (Main Street Development Corporation's Senior Apartments) in Ansonia, CT, and those unable to be accommodated on the Public Housing/Elderly list due to disability need for a handicap accessibility unit and the unavailability of such unit.

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
CFR

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

- Yes for all developments

- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
For any family claiming 0 income, a re-exam is required every thirty days. In addition, income changes relating to any increase in family size must be reported and result in recalculation of rent. All other increases must be reported at annual re-determination.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)
Annually or more frequently as required based upon FMR or funding changes by HUD.

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:
 The Board of Commissioners is the governing body and sets policies for the Authority. The Executive Director is the chief administrative officer and reports to the Board of Commissioners. The Deputy Executive Director reports to the Executive Director. The Director of Community Services and the Section 8 and Public Housing Staff report to the Executive Director. The Maintenance, Security and Modernization staff report to the Deputy Director.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2009	Expected Turnover
Public Housing	273	50
Section 8 Vouchers	645	20
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	34	7

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
 AHA Plans: 2008-2012 Disaster recovery Plan
 Risk Control Standards Inventory Policy

Procurement Policy	Water Consumption & Sewer
Grievance Procedure	Security Regulations
Job Descriptions	General Policies
Lease	Admissions & Continued Occupancy Plan
Tenant Admission Policy	State of Conn. Consolidated Plan
Rent Collection Policy	Bargaining Unit Contract/Personnel Policy
Pet Policy	Limited Access & Barment Policy/Grievance
Deceased Residents Policy	Personnel Policy
Disaster Preparedness Policy	Community Room/Center Use Policy

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment F through O.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment P.

-or-

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

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

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

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
Riverside Apartments*

- 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:
Riverside Apartments

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

* The Authority is engaged in a Master Planning process for the redevelopment of Riverside Apartments. This process includes a regular consultation process with the residents of Riverside (initially as a body of the whole and now that the Riverside Tenants Association has been reformed in accordance with the requirements of 24CFR 964, with the RTA and the City of Ansonia.)

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

As an outcome of the Master Planning process the Board of Commissioners of the Ansonia Housing Authority may determine that the full redevelopment of Riverside Apartments is the only alternative to retaining affordable units on the Riverside location. If so, one or more demolition applications may be submitted during the program year to HUD, covering units up to the 119 remaining units.

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

Demolition/Disposition Activity Description
1a. Development name: Riverside Apartments 1b. Development (project) number: CT015-01
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> (one or more applications eventually equal to 119 units)
4. Date application approved, submitted, or planned for submission: Unknown
5. Number of units affected: Up to 119
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (If additional demolition occurs, it will eventually involve the entire site)
7. Timeline for activity: NOT KNOWN AT THIS TIME

- a. Actual or projected start date of activity:
 b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: Section 8 HCV Program

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:

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

State minimum wage income requirements.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families (Relocation due to demolition)
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
Waive most Section 8 and Public Housing interim appointments resulting from income increases, to allow economic improvements before annual rent increase.

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
After School Program	40	Open registration	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 2008 Estimate)	Actual Number of Participants (As of:1/1/2008)
Public Housing		
Section 8	29	34

- 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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

Riverside Apartments (Olson Drive)

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

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

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

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

C. Coordination between PHA and the police

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

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

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

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)]
 See Attachment B

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment D
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
See Attachment D which provides responses.
 Other: (list below)

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

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

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

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

 - b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

D. Other Information Required by HUD

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

Attachments

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

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

ATTACHMENT A

Voluntary Conversion Initial Assessments

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

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

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

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

Development Name	Number of Units
None	

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

Attachment B – Pet Policy

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

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

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

PET REGISTRATION

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

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

PET AFTERCARE AGREEMENT

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

Name: _____
Address: _____
Phone: _____

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

Signature

Date

ATTACHMENT C - Membership of the Resident Advisory Board

Edith Anderson	4 Spring Street	Ansonia, CT 06401
Marisol Lugo-Sullivan	5 Williams Street	Ansonia, CT 06401
Vincent Giammario	75 Central Street , #34	Ansonia, CT 06401
Denise Sarosky	37 Balance Rock Road #14	Seymour, CT 06483
Bonnie Ljunquist	160 North Oak Avenue, 2 nd Floor	Shelton, CT 06484
Naomi Wallace	34 Olson Drive	Ansonia, CT 06401
Andrea Tinney	24 Liberty Street	Ansonia, CT 06401
Irene Mitchell	70 Woodlawn Ave., Apt. 3	Ansonia, CT 06401
Carmen Ramirez	P. O. Box 325	Ansonia, CT 06401
Eva Pcolka	70 Woodlawn Ave. Apt. 30	Ansonia, CT 06401
Desiree Brooks	93 South Cliff Street	Ansonia, CT 06401
Malu Mulumba	15 Middle Street	Ansonia, CT 06401
John Eagan	190 N. Main Street, 2 nd Floor	Ansonia, CT 06401
Flore Jett	94 Olson Drive	Ansonia, CT 06401
John Swann	70 Woodlawn Ave., Apt. 56	Ansonia, CT 06401
Bernice Cruz	505 Beaver St #6	Ansonia, CT 06401
Syreta Cloud	13 Olson Drive	Ansonia, CT 06401
Donna Euskowitz	18 Fairmont Pl.	Shelton, CT 06484
Linda Cummings	21 Johnson Avenue	Seymour, CT 06483
Lori Hemenway	24 Connecticut Ave. #3	Shelton, CT 06484
Robert Hunt	10 Reservoir #F5	Seymour, CT 06483
David Luby	6 Skokorat #11	Seymour, CT 06483
Evelyn Baldwin	8 Page Street	Ansonia, CT 06401
Marceille Ashton	8 Francis St. #1	Ansonia, CT 06401

ATTACHMENT D

Housing Authority of the City of Ansonia
36 Main Street
Ansonia, CT. 06401

RESIDENT ADVISORY BOARD MEETING

Date: July 7, 2008 Time: 2:00 p.m.

RE: Resident Advisory Board Meeting/2008 Agency Annual Plan

Present:

James Finnucan, Executive Director
Larry Thomas, Deputy Director
Gwen Archer, Director Public Housing Programs
Vicky Clifford, Director Tenant Services
Vincent Giammario, Resident of John J. Stevens Apartments

Executive Director, James Finnucan clarified the Public Hearing Procedure and explained the mission and goals for the Ansonia Housing Authority for the next five years. Jim stated that it was important for the Ansonia Housing Authority to receive resident input to assist the Housing Authority in achieving its action plans. Mrs. Naomi Wallace of 34 Olson Drive called and stated she could not attend the meeting, however, between herself, the tenants association and legal aid written comments and suggestions would be submitted at a later date.

Jim then invited Mr. Giammario to share his concerns as a resident.

Mr. Giammario stated that he lives at John J. Stevens Apartments, Apartment number 34. He and his wife Helen have lived there for 10 years. Mr. Giammario stated that he tries to get resident involvement in the upkeep of the development but finds that there is a lack of interest and he is unable to work alone.

Mr. Giammario finds the curb appeal looks good, the building is okay, the flood lights are working, he would like to see the balconys and steps washed down and the picnic tables cleaned up. Vincent also suggested signs for Resident Parking only. Vincent stated that the residents have a give and take table in the laundry room.

This table enables residents to recycle items they no longer need, and that another tenant may be able to use.

Mr. Giammario pointed out some items that he felt need improvement. The complex is situated on a corner which has become a high traffic area. The car dealership across the street uses the street to park their cars therefore making it difficult for visitors and aides to use the parking in front of the building.

Occasionally there is loud noise coming from the assembly hall up and across the street. Street lights are frequently out. Water spickets on the building are in need of repair or replacement. Mr. Giammario stated that aside from items mentioned the building is in good condition.

As there were no further comments, the meeting ended at 3:00 p.m.

Deputy Director Larry Thomas informed those in attendance that the public hearing will be the 25th of July. We look for input. We are going to include all meetings that we have had throughout the year.

PUBLIC HEARING
AGENCY PLAN
2008

Date: Friday, July 25, 2008

Time: 2:00 p.m.

Place: Tinney Community Center
Olson Drive
Ansonia, CT. 06401
203-736-8850

Participants: James J. Finnucan, Executive Director
Larry Thomas, Deputy Director
Gwen Archer, Director Public Housing Programs
Vicky Clifford, Director Community Services
Julio Ayala, Resident, Riverside Apartments
Esther Dennis, Resident, Riverside Apartments
Naomi R. Wallace, President, Riverside Tenant=s Association
Resident, Riverside Apartments

Executive Director, James Finnucan called the Public Hearing for Agency Plan 200 to order at 2:00 p.m.

Mr. Finnucan invited the residents in attendance to voice questions or concerns regarding the Ansonia Housing Authority=s Agency Plan for year 2009.

Naomi Wallace: Not everyone at Riverside Apartments gets a newspaper and the newspaper is not delivered to the Community Center any longer. APeople need apartments, I am against as you know redeveloping Riverside Apartments.@ The organization is absent in handling people and units. Your master plan is not properly planned. Why should people have to move? People have lived here for a long time.

Esther Dennis: People are urinating on the door to my apartment, loud music, children writing on the building.

Julio Ayala: The stairs in my building are collapsing. If one side of the stairs is being fixed the other side needs to be repaired as well. The smell coming from the trash dumpster is very bad. The trash dumpsters need to be cleaned and disinfected. Children are writing on the walls. There are dogs on the premises.

Gwen Archer: Many letters have been sent. We mention no dogs allowed.

Julio Ayala: there is a lack of police presence. People come and stay with people who live here. It is these people that are creating the problem. The police are here when something happens but we do not see them any other time.

Jim Finnucan said you are telling me that the Police seem to be everywhere when something big happens, there is no presence at any other time?

Julio Ayala: Yes.

Naomi Wallace: The steps need attention now. The housing authority does not communicate with us regarding inspections or anything else being done here.

Jim Finnucan: You are telling me you want more advance notice?

Naomi Wallace: The inspectors are coming and going out of units too much. They leave a unit and then forget something and come back in without knocking. We need better communication between residents and AHA.

People call the AHA with complaints they are not addressed. The steps are very dangerous. Pertaining to this meeting these items were mentioned above. Buildings should not be brought down, but maintained. Complaints are not being acted upon. Garbage is not being picked up at the Tinney Community Center.

Esther Dennis: Windows not working.

Julio Ayala: Windows do not function they slide off track or slam shut and do not stay open. Maintenance comes in looks at the window walks out and never returns. When units were inspected apartments were entered without notice.

Larry Thomas: We do not give door to door notice. Notice goes to all units.

Naomi Wallace: Things were moved around, inspectors have walked in when people were not aware leading to embarrassing situations.

Jim Finnucan acknowledged the items mentioned by the participants.

Meeting ended at 2:45 p.m.

ATTACHMENT E – Resident Membership of the PHA Governing Board

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

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

ATTACHMENT F

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (Closeout) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: CT26P01550105 Rev 1 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2005</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$30,000.00	\$30,000.00		\$30,000.00	
3	1408 Management Improvements	\$83,981.00	\$83,981.00		\$83,981.00	
4	1410 Administration	\$41,990.00	\$41,990.00		\$41,990.00	
5	1411 Audit	\$0.00	\$0.00		\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00		\$0.00	
7	1430 Fees and Costs	\$17,770.00	\$67,770.00		\$67,770.00	
8	1440 Site Acquisition	\$0.00	\$0.00		\$0.00	
9	1450 Site Improvement	\$22,500.00	\$22,500.00		\$22,500.00	
10	1460 Dwelling Structures	\$117,000.00	\$91,763.00		\$91,763.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00	\$20,700.00		\$20,700.00	
12	1470 Nondwelling Structures	\$22,500.00	\$22,500.00		\$22,500.00	
13	1475 Nondwelling Equipment	\$38,700.00	\$38,700.00		\$38,700.00	
14	1485 Demolition	\$0.00	\$0.00		\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00		\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00		\$0.00	
17	1495.1 Relocation Costs	\$0.00	\$0.00		\$0.00	
18	1499 Development Activities	\$0.00	\$0.00		\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00		\$0.00	
20	1502 Contingency	\$24,763.00	\$0.00		\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$419,904.00	\$419,904.00		\$419,904.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00		\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00		\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00		\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00		\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00		\$0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550105 Rev 1 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	
HA-Wide	OPERATIONS Clerical, data input, financial maintenance	1406		30,000.00	30,000.00		30,000.00	
HA-Wide	MGMT IMPROVEMENT Admin., modernization, financial mgmt. maintenance, communication, staff training, QHWRA, certification	1408.1		22,500.00	22,500.00		22,500.00	
	Security Guard Salary	1408.2		22,500.00	22,500.00		22,500.00	
	Community Centers Staff training, resident mgmt. training, family support services, policy/grants co-ordinator, client service co-ordinator	1408.3		31,500.00	31,500.00		31,500.00	
	Software Update CHAS, Lotus, Microsoft, Aquidneck	1408.4		7,481.00	7,481.00		7,481.00	
	SUBTOTAL	1408		83,981.00	83,981.00		83,981.00	
HA-Wide	ADMINISTRATION Prorated salary & benefits Exec. Director, Deputy Director	1410.1		0.00	0.00		0.00	
	Director of Mod. Programs	1410.2		36,000.00	36,000.00		36,000.00	
	Mod assist., part-time 20hrs/wk	1410.3		5,990.00	5,990.00		5,990.00	
	SUBTOTAL	1410		41,990.00	41,990.00		41,990.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550105 Rev 1 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	
15-1	FEES & COSTS A/E Consultant Boiler upgrades, secure entry	1430.3		9,270.00	9,270.00		9,270.00	
HA-Wide	A/E Consultant Grant writing, youth programs, construction document prep, New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant prep.	1430.9		8,500.00	58,500.00		58,500.00	
	SUBTOTAL	1430		17,770.00	67,770.00		67,770.00	
HA-Wide	SITE IMPROVEMENTS Picnic benches, foor prep. Fences sidewalk repairs, balcony lights handrails, trash enclosures surveillance camera with monitor playground equip.	1450		8,000.00	8,000.00		8,000.00	
15-1	Replace 1 compactor	1450.11		10,000.00	10,000.00		10,000.00	
15-2	Replace gutters	1450.21		1,700.00	1,700.00		1,700.00	
15-3	Sidewalk replacement, gutters, parking	1450.31		2,800.00	2,800.00		2,800.00	
	SUBTOTAL	1450		22,500.00	22,500.00		22,500.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550105 Rev 1 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	
15-1	DWELLING STRUCTURE Lead dust cleanup shortfall security screening at 3rd level maint and hardware, VCT flooring replace. kitchen cabinets, window security replacement glass	1460.11		90,000.00	67,763.00		67,763.00	
15-2	Retro fit common area front and erar apt 33 for improved access	1460.21		13,500.00	12,000.00		12,000.00	
15-3	Rebuild entryways, expand laundry room in CC	1460.31		13,500.00	12,000.00		12,000.00	
	SUBTOTAL	1460		117,000.00	91,763.00		91,763.00	
HA-Wide	DWELLING EQUIPMENT Appliances, washer&dryers, tub faucets, hot water heaters, radiators hall lighting, boilers	1465		20,700.00			20,700.00	
	SUBTOTAL	1465		20,700.00			20,700.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550105 Rev 1 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	
HA-Wide	NON-DWELLING STRUCTURE Tile floor, handrails 1-2 floor upgrade basement storage area	1470.41		2,700.00	2,700.00		2,700.00	
15-1	Repair balcony grates, replace stairs garage maintenance, boiler room	1470.11		18,000.00	18,000.00		18,000.00	
15-2	Boiler upgrades, gas	1470.21		1,800.00	1,800.00		1,800.00	
15-3	Replace trash bins	1470.31		0.00	0.00		0.00	
	SUBTOTAL	1470		22,500.00	22,500.00		22,500.00	
HA-Wide	NON-DWELLING EQUIPMENT Lawn equip, snow removal equip, generator, tiller, vehicle replacement	1475.1		25,200.00	25,200.00		25,200.00	
	Pentium computers (4), printers office furniture	1475.2		4,500.00	4,500.00		4,500.00	
	Tinney cabinets, basement entryway	1475.3		9,000.00	9,000.00		9,000.00	
	SUBTOTAL	1475		38,700.00	38,700.00		38,700.00	
15-1	RELOCATION COSTS	1495.1		0.00	0.00		0.00	
HA-Wide	CONTINGENCY	1502		24,763.00	0.00		0.00	

ATTACHMENT G

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (As of 6/30/2008) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2006</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$23,678.00		\$23,678	\$23,678.00	
3	1408 Management Improvements	\$82,175.00		\$72,986	\$43,985.65	
4	1410 Administration	\$41,088.00		\$34,401	\$14,401.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$17,770.00		\$17,068	\$10,068.47	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$22,500.00		\$22,500	\$22,500.00	
10	1460 Dwelling Structures	\$82,615.00		\$82,615	\$82,615.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00		\$20,700	\$20,700.00	
12	1470 Nondwelling Structures	\$22,500.00		\$22,500	\$22,500.00	
13	1475 Nondwelling Equipment	\$38,700.00		\$38,700	\$38,700.00	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	\$46,525.00		\$46,525	\$46,525.00	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	\$24,763.00		\$24,763	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$423,014.00		\$406,436	\$325,673.12	
22	Amount of line 21 Related to LBP Activities	\$0.00				
23	Amount of line 21 Related to Section 504 compliance	\$0.00				
24	Amount of line 21 Related to Security - Soft Costs	\$0.00				
25	Amount of line 21 Related to Security - Hard Costs	\$0.00				
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00				

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	OPERATIONS Clerical, data input, financial, maint. Clerk of the Works	1406		23,678.00			23,678.00	
HA-Wide	MGMT IMPROVEMENT Admin., modernization, financial mgmt. maintenance, communication, staff training, QHWRA, certification	1408.1		22,500.00			21,588.99	
	Security Guard Salary	1408.2		22,500.00			9,470.83	
	Community Centers Staff training, resident mgmt. training, family support services, policy/grants co-ordinator, client service co-ordinator	1408.3		31,500.00			7,250.83	
	Software Update CHAS, Lotus, Microsoft, Aquidneck	1408.4		5,675.00			5,675.00	
	SUBTOTAL	1408		82,175.00			43,985.65	
HA-Wide	ADMINISTRATION Prorated salary & benefits Exec. Director, Deputy Director	1410.1		0.00			0.00	
	Director of Fac. Programs	1410.2		25,000.00			8,923.68	
	Mod assist., part-time 20hrs/wk	1410.3		16,088.00			5,477.32	
	SUBTOTAL	1410		41,088.00			14,401.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	FEES & COSTS A/E Consultant Boiler upgrades, secure entry, roofing, rehab feasibility, demolition study environmental study	1430.3		8,500.00			1,514.82	
HA-Wide	A/E Consultant Grant writing, youth programs, construction document prep, New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant prep.	1430.9		9,270.00			8,553.65	
	SUBTOTAL	1430		17,770.00			10,068.47	
HA-Wide	SITE IMPROVEMENTS Siding replacement, kitchens, fence and sidewalk repairs, outdoor lights, railings trash enclosures, exterior doors, stairs painting, safety, general site upgrade	1450		8,000.00			8,000.00	
15-1	Repair masonry, stairs, asphalt & curbs	1450.11		10,000.00			10,000.00	
15-2	Repair exterior masonry, walkways	1450.21		1,700.00			1,700.00	
15-3	Sidewalk replacement, front entries	1450.31		2,800.00			2,800.00	
	SUBTOTAL	1450		22,500.00			22,500.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	DWELLING STRUCTURE Lead paint removal, security screen at 3rd floor, VCT floor replacement kitchen cabinets, window glass replace. cycle painting	1460.11		55,615.00			55,615.00	
15-2	Unit doors, tile replacement rear stair erosion	1460.21		13,500.00			13,500.00	
15-3	Inside stairs, appliances, upgrade range hoods, painting, remodel baths	1460.31		13,500.00			13,500.00	
	SUBTOTAL	1460		82,615.00			82,615.00	
HA-Wide	DWELLING EQUIPMENT Appliances, laundry rooms, hot water heaters, hall lighting, radiators boiler upgrade 15-2	1465		20,700.00			20,700.00	
	SUBTOTAL	1465		20,700.00			20,700.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	NON-DWELLING STRUCTURE Cooling system in Main Office upgrade basement storage area	1470.41		1,700.00			1,700.00	
15-1	Repair balcony grates, replace stairs garage maintenance, boiler room	1470.11		18,000.00			18,000.00	
15-2	Replace circulators, boilers	1470.21		1,800.00			1,800.00	
15-3	Replace trash bins, clean comm. center replace comm. center furnace	1470.31		1,000.00			1,000.00	
	SUBTOTAL	1470		22,500.00			22,500.00	
HA-Wide	NON-DWELLING EQUIPMENT Lawn equip, snow removal equip, vehicle repair/replacement	1475.1		25,200.00			25,200.00	
	Mail sorter, file cabinets, computers copier leasing	1475.2		4,500.00			4,500.00	
	Tinney Ctr. basement entry	1475.3		9,000.00			9,000.00	
	SUBTOTAL	1475		38,700.00			38,700.00	
15-1	RELOCATION COSTS	1495.1		46,525.00			46,525.00	
HA-Wide	CONTINGENCY	1502		33,878.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P01550106 R1 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	12/08			12/09			
1408	09/09			09/10			
1410	09/09			09/10			
1430	12/08			12/09			
1450	09/08			09/09			
1460	12/08			12/09			
1465	12/08			12/09			
1470	06/09			06/10			
1475	06/09			06/10			

ATTACHMENT H

Omb Approval No: 2577-0226
exp (08/31/2009)

**Annual Statement/Performance and Evaluation Report (As of 6/30/08)
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: ANSONIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
- Performance and Evaluation report for Period Ending:
 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	\$25,409.00		675	\$675.44
3	1408 Management Improvements	\$84,696.00		25,000	\$0.00
4	1410 Administration	\$42,348.00		6,933	\$6,932.51
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000.00			\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,500.00		9,403	\$9,402.90
10	1460 Dwelling Structures	\$112,751.00		20,667	\$20,667.24
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00		7,332	\$7,331.58
12	1470 Nondwelling Structures	\$22,500.00		13,103	\$1,102.71
13	1475 Nondwelling Equipment	\$38,700.00		27,959	\$27,959.13
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	\$33,878.00			\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$423,482.00		111,072	\$74,071.51
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	OPERATIONS Clerical, data input, financial, maint. Clerk of the Works	1406		25,409.00			675.44	
HA-Wide	MGMT IMPROVEMENT Admin., modernization, financial mgmt. maintenance, communication, staff training, QHWRA, certification	1408.1		22,500.00			0.00	
	Security Guard Salary	1408.2		22,500.00			0.00	
	Community Centers Staff training, resident mgmt. training, family support services, policy/grants co-ordinator, client service co-ordinator	1408.3		31,500.00			0.00	
	Software Update CHAS, Lotus, Microsoft, Aquidneck	1408.4		8,196.00			0.00	
	SUBTOTAL	1408		84,696.00			0.00	
HA-Wide	ADMINISTRATION Prorated salary & benefits Exec. Director, Deputy Director	1410.1		0.00			2,888.00	
	Director of Fac. Programs	1410.2		25,000.00			0.00	
	Mod assist., part-time 20hrs/wk	1410.3		17,348.00			4,044.51	
	SUBTOTAL	1410		42,348.00			6,932.51	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	FEES & COSTS A/E Consultant Boiler upgrades, secure entry, roofing, rehab feasibility, demolition study environmental study	1430.3		10,000.00			0.00	
HA-Wide	A/E Consultant Grant writing, youth programs, construction document prep, New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant prep.	1430.9		10,000.00			0.00	
	SUBTOTAL	1430		20,000.00			0.00	
HA-Wide	SITE IMPROVEMENTS Siding replacement, kitchens, fence and sidewalk repairs, outdoor lights, railings trash enclosures, exterior doors, stairs painting, safety, general site upgrade	1450		8,000.00			300.00	
15-1	Repair masonry, stairs, asphalt & curbs	1450.11		10,000.00			4,602.90	
15-2	Repair exterior masonry, walkways	1450.21		1,700.00			1,700.00	
15-3	Sidewalk replacement, front entries	1450.31		2,800.00			2,800.00	
	SUBTOTAL	1450		22,500.00			9,402.90	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	DWELLING STRUCTURE Lead paint removal, security screen at 3rd floor, VCT floor replacement kitchen cabinets, window glass replace. cycle painting	1460.11		77,751.00			16,861.25	
15-2	Unit doors, tile replacement rear stair erosion	1460.21		15,000.00			832.25	
15-3	Inside stairs, appliances, upgrade range hoods, painting, remodel baths	1460.31		20,000.00			2,973.74	
	SUBTOTAL	1460		112,751.00			20667.24	
HA-Wide	DWELLING EQUIPMENT Appliances, laundry rooms, hot water heaters, hall lighting, radiators boiler upgrade 15-2	1465		20,700.00			7,331.58	
	SUBTOTAL	1465		20,700.00			7331.58	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	NON-DWELLING STRUCTURE Cooling system in Main Office upgrade basement storage area	1470.41		1,700.00			1,102.71	
15-1	Repair balcony grates, replace stairs garage maintenance, boiler room	1470.11		18,000.00			0.00	
15-2	Replace circulators, boilers	1470.21		1,800.00			0.00	
15-3	Replace trash bins, clean comm. center replace comm. center furnace	1470.31		1,000.00			0.00	
	SUBTOTAL	1470		22,500.00			1102.71	
HA-Wide	NON-DWELLING EQUIPMENT Lawn equip, snow removal equip, vehicle repair/replacement	1475.1		25,200.00			18,586.18	
	Mail sorter, file cabinets, computers copier leasing	1475.2		4,500.00			2,006.95	
	Tinney Ctr. basement entry	1475.3		9,000.00			7,366.00	
	SUBTOTAL	1475		38,700.00			27,959.13	
15-1	RELOCATION COSTS	1495.1		0.00			0.00	
HA-Wide	CONTINGENCY	1502		33,878.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P01550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	12/09			12/10			
1408	09/10			09/11			
1410	09/10			09/11			
1430	12/09			12/10			
1450	09/09			09/10			
1460	12/09			12/10			
1465	12/09			12/10			
1470	06/10			06/11			
1475	06/10			06/11			

ATTACHMENT I

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (As of 6/30/2008) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2008</div>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$25,409.00			\$0.00	
3	1408 Management Improvements	\$93,557.00			\$0.00	
4	1410 Administration	\$46,778.00			\$0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$20,000.00			\$0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$22,500.00			\$0.00	
10	1460 Dwelling Structures	\$143,762.00			\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00			\$0.00	
12	1470 Nondwelling Structures	\$22,500.00			\$0.00	
13	1475 Nondwelling Equipment	\$38,700.00			\$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	\$33,878.00			\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$467,784.00			\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00				
23	Amount of line 21 Related to Section 504 compliance	\$0.00				
24	Amount of line 21 Related to Security - Soft Costs	\$0.00				
25	Amount of line 21 Related to Security - Hard Costs	\$0.00				
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00				

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	OPERATIONS Clerical, data input, financial, maint. Clerk of the Works	1406		25,409.00			0.00	
HA-Wide	MGMT IMPROVEMENT Admin., modernization, financial mgmt. maintenance, communication, staff training, QHWRA, certification	1408.1		25,000.00			0.00	
	Security Guard Salary	1408.2		20,000.00			0.00	
	Community Centers Staff training, resident mgmt. training, family support services, policy/grants co-ordinator, client service co-ordinator	1408.3		35,000.00			0.00	
	Software Update CHAS, Lotus, Microsoft, Aquidneck	1408.4		13,557.00			0.00	
	SUBTOTAL	1408		93,557.00			0.00	
HA-Wide	ADMINISTRATION Prorated salary & benefits Exec. Director, Deputy Director	1410.1		15,000.00			0.00	
	Director of Fac. Programs	1410.2		15,000.00			0.00	
	Mod assist., part-time 20hrs/wk	1410.3		16,778.00			0.00	
	SUBTOTAL	1410		46,778.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	FEES & COSTS A/E Consultant Boiler upgrades, secure entry, roofing, rehab feasibility, demolition study environmental study	1430.3		10,000.00			0.00	
HA-Wide	A/E Consultant Grant writing, youth programs, construction document prep, New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant prep.	1430.9		10,000.00			0.00	
	SUBTOTAL	1430		20,000.00			0.00	
HA-Wide	SITE IMPROVEMENTS Siding replacement, kitchens, fence and sidewalk repairs, outdoor lights, railings trash enclosures, exterior doors, stairs painting, safety, general site upgrade	1450		8,000.00			0.00	
15-1	Repair masonry, stairs, asphalt & curbs	1450.11		10,000.00			0.00	
15-2	Repair exterior masonry, walkways	1450.21		1,700.00			0.00	
15-3	Sidewalk replacement, front entries	1450.31		2,800.00			0.00	
	SUBTOTAL	1450		22,500.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
15-1	DWELLING STRUCTURE Lead paint removal, security screen at 3rd floor, VCT floor replacement kitchen cabinets, window glass replace. cycle painting	1460.11		83,762.00			0.00	
15-2	Unit doors, tile replacement rear stair erosion	1460.21		30,000.00			0.00	
15-3	Inside stairs, appliances, upgrade range hoods, painting, remodel baths	1460.31		30,000.00			0.00	
	SUBTOTAL	1460		143,762.00			0	
HA-Wide	DWELLING EQUIPMENT Appliances, laundry rooms, hot water heaters, hall lighting, radiators boiler upgrade 15-2	1465		20,700.00			0.00	
	SUBTOTAL	1465		20,700.00			0	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	NON-DWELLING STRUCTURE Cooling system in Main Office upgrade basement storage area	1470.41		1,700.00			0.00	
15-1	Repair balcony grates, replace stairs garage maintenance, boiler room	1470.11		18,000.00			0.00	
15-2	Replace circulators, boilers	1470.21		1,800.00			0.00	
15-3	Replace trash bins, clean comm. center replace comm. center furnace	1470.31		1,000.00			0.00	
	SUBTOTAL	1470		22,500.00			0	
HA-Wide	NON-DWELLING EQUIPMENT Lawn equip, snow removal equip, vehicle repair/replacement	1475.1		25,200.00			0.00	
	Mail sorter, file cabinets, computers copier leasing	1475.2		4,500.00			0.00	
	Tinney Ctr. basement entry	1475.3		9,000.00			0.00	
	SUBTOTAL	1475		38,700.00			0.00	
15-1	RELOCATION COSTS	1495.1		0.00			0 0.00	
HA-Wide	CONTINGENCY	1502		33,878.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	12/10			12/11			
1408	09/11			09/12			
1410	09/11			09/12			
1430	12/10			12/11			
1450	09/10			09/11			
1460	12/10			12/11			
1465	12/10			12/11			
1470	06/10			06/11			
1475	06/10			06/11			

ATTACHMENT J

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (Application) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2009</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$25,409.00			\$0.00	
3	1408 Management Improvements	\$93,557.00			\$0.00	
4	1410 Administration	\$46,778.00			\$0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$20,000.00			\$0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$22,500.00			\$0.00	
10	1460 Dwelling Structures	\$143,762.00			\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00			\$0.00	
12	1470 Nondwelling Structures	\$22,500.00			\$0.00	
13	1475 Nondwelling Equipment	\$38,700.00			\$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	\$33,878.00			\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$467,784.00			\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00				
23	Amount of line 21 Related to Section 504 compliance	\$0.00				
24	Amount of line 21 Related to Security - Soft Costs	\$0.00				
25	Amount of line 21 Related to Security - Hard Costs	\$0.00				
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00				

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	OPERATIONS Clerical, data input, financial, maint. Clerk of the Works	1406		25,409.00			0.00	
HA-Wide	MGMT IMPROVEMENT Admin., modernization, financial mgmt. maintenance, communication, staff training, QHWRA, certification	1408.1		25,000.00			0.00	
	Security Guard Salary	1408.2		20,000.00			0.00	
	Community Centers Staff training, resident mgmt. training, family support services, policy/grants co-ordinator, client service co-ordinator	1408.3		35,000.00			0.00	
	Software Update CHAS, Lotus, Microsoft, Aquidneck	1408.4		13,557.00			0.00	
	SUBTOTAL	1408		93,557.00			0.00	
HA-Wide	ADMINISTRATION Prorated salary & benefits Exec. Director, Deputy Director	1410.1		15,000.00			0.00	
	Director of Fac. Programs	1410.2		15,000.00			0.00	
	Mod assist., part-time 20hrs/wk	1410.3		16,778.00			0.00	
	SUBTOTAL	1410		46,778.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
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	
15-1	FEES & COSTS A/E Consultant Boiler upgrades, secure entry, roofing, rehab feasibility, demolition study environmental study	1430.3		10,000.00			0.00	
HA-Wide	A/E Consultant Grant writing, youth programs, construction document prep, New Haven Foundation, KM Foundation grants, Needs Assessment, misc. grant prep.	1430.9		10,000.00			0.00	
	SUBTOTAL	1430		20,000.00			0.00	
HA-Wide	SITE IMPROVEMENTS Siding replacement, kitchens, fence and sidewalk repairs, outdoor lights, railings trash enclosures, exterior doors, stairs painting, safety, general site upgrade	1450		8,000.00			0.00	
15-1	Repair masonry, stairs, asphalt & curbs	1450.11		10,000.00			0.00	
15-2	Repair exterior masonry, walkways	1450.21		1,700.00			0.00	
15-3	Sidewalk replacement, front entries	1450.31		2,800.00			0.00	
	SUBTOTAL	1450		22,500.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
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	
15-1	DWELLING STRUCTURE Lead paint removal, security screen at 3rd floor, VCT floor replacement kitchen cabinets, window glass replace. cycle painting	1460.11		83,762.00			0.00	
15-2	Unit doors, tile replacement rear stair erosion	1460.21		30,000.00			0.00	
15-3	Inside stairs, appliances, upgrade range hoods, painting, remodel baths	1460.31		30,000.00			0.00	
	SUBTOTAL	1460		143,762.00			0	
HA-Wide	DWELLING EQUIPMENT Appliances, laundry rooms, hot water heaters, hall lighting, radiators boiler upgrade 15-2	1465		20,700.00			0.00	
	SUBTOTAL	1465		20,700.00			0	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	NON-DWELLING STRUCTURE Cooling system in Main Office upgrade basement storage area	1470.41		1,700.00			0.00	
15-1	Repair balcony grates, replace stairs garage maintenance, boiler room	1470.11		18,000.00			0.00	
15-2	Replace circulators, boilers	1470.21		1,800.00			0.00	
15-3	Replace trash bins, clean comm. center replace comm. center furnace	1470.31		1,000.00			0.00	
	SUBTOTAL	1470		22,500.00			0	
HA-Wide	NON-DWELLING EQUIPMENT Lawn equip, snow removal equip, vehicle repair/replacement	1475.1		25,200.00			0.00	
	Mail sorter, file cabinets, computers copier leasing	1475.2		4,500.00			0.00	
	Tinney Ctr. basement entry	1475.3		9,000.00			0.00	
	SUBTOTAL	1475		38,700.00			0.00	
15-1	RELOCATION COSTS	1495.1		0.00			0.00	
HA-Wide	CONTINGENCY	1502		33,878.00			0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	12/11			12/12			
1408	09/12			09/13			
1410	09/12			09/13			
1430	12/11			12/12			
1450	09/11			09/12			
1460	12/11			12/12			
1465	12/11			12/12			
1470	06/12			06/13			
1475	06/12			06/13			

ATTACHMENT K

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (as of 6/30/08)					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550100			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$0.00			\$0.00
3	1408 Management Improvements	\$0.00			\$0.00
4	1410 Administration	\$0.00			\$0.00
5	1411 Audit	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00			\$0.00
7	1430 Fees and Costs	\$0.00	\$17,442.00		\$0.00
8	1440 Site Acquisition	\$0.00			\$0.00
9	1450 Site Improvement	\$0.00			\$0.00
10	1460 Dwelling Structures	\$0.00			\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			\$0.00
12	1470 Nondwelling Structures	\$0.00			\$0.00
13	1475 Nondwelling Equipment	\$0.00			\$0.00
14	1485 Demolition	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$0.00			\$0.00
18	1499 Development Activities	\$17,442.00	\$0.00		\$0.00
19	1501 Collateralization or Debt Service	\$0.00			\$0.00
20	1502 Contingency	\$0.00			\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$0.00	\$17,442.00		\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00			\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00			\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			\$0.00

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550100				Federal FY of Grant: 2000		
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	
	DEVELOPMENT ACTIVITIES							
HA-Wide	Replacement housing	1499		17,442.00	0.00		0.00	
		1430		0.00	17,442.00		0.00	

ATTACHMENT L

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (as of 6/30/08)					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550101			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$0.00			\$0.00
3	1408 Management Improvements	\$0.00			\$0.00
4	1410 Administration	\$0.00			\$0.00
5	1411 Audit	\$0.00			\$0.00
6	1415 Liquidated Damages	\$0.00			\$0.00
7	1430 Fees and Costs	\$0.00	\$17,795.00		\$0.00
8	1440 Site Acquisition	\$0.00			\$0.00
9	1450 Site Improvement	\$0.00			\$0.00
10	1460 Dwelling Structures	\$0.00			\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			\$0.00
12	1470 Nondwelling Structures	\$0.00			\$0.00
13	1475 Nondwelling Equipment	\$0.00			\$0.00
14	1485 Demolition	\$0.00			\$0.00
15	1490 Replacement Reserve	\$0.00			\$0.00
16	1492 Moving to Work Demonstration	\$0.00			\$0.00
17	1495.1 Relocation Costs	\$0.00			\$0.00
18	1499 Development Activities	\$17,795.00	\$0.00		\$0.00
19	1501 Collateralization or Debt Service	\$0.00			\$0.00
20	1502 Contingency	\$0.00			\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$17,795.00	\$17,795.00		\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00			\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00			\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			\$0.00

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550101				Federal FY of Grant: 2001		
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	
	DEVELOPMENT ACTIVITIES							
HA-Wide	Replacement housing	1499		17,795.00	0.00		0.00	
		1430		0.00	17,795.00		0.00	

ATTACHMENT M

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (as of 6/30/08) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550102			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2002</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$0.00			\$0.00	
3	1408 Management Improvements	\$0.00			\$0.00	
4	1410 Administration	\$0.00			\$0.00	
5	1411 Audit	\$0.00			\$0.00	
6	1415 Liquidated Damages	\$0.00			\$0.00	
7	1430 Fees and Costs	\$0.00	\$16,907.00		\$0.00	
8	1440 Site Acquisition	\$0.00			\$0.00	
9	1450 Site Improvement	\$0.00			\$0.00	
10	1460 Dwelling Structures	\$0.00			\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			\$0.00	
12	1470 Nondwelling Structures	\$0.00			\$0.00	
13	1475 Nondwelling Equipment	\$0.00			\$0.00	
14	1485 Demolition	\$0.00			\$0.00	
15	1490 Replacement Reserve	\$0.00			\$0.00	
16	1492 Moving to Work Demonstration	\$0.00			\$0.00	
17	1495.1 Relocation Costs	\$0.00			\$0.00	
18	1499 Development Activities	\$16,907.00	\$0.00		\$0.00	
19	1501 Collateralization or Debt Service	\$0.00			\$0.00	
20	1502 Contingency	\$0.00			\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$16,907.00	\$16,907.00		\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00			\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$0.00			\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			\$0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550102				Federal FY of Grant: 2002		
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	
	DEVELOPMENT ACTIVITIES							
HA-Wide	Replacement housing	1499		16,907.00	0.00		0.00	
		1430		0.00	16,907.00		0.00	

ATTACHMENT N

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (as of 6/30/08) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <p align="center">ANSONIA HOUSING AUTHORITY</p>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550103			Federal FY of Grant: <p align="center">2003</p>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0.00				
2	1406 Operations	\$0.00			\$0.00	
3	1408 Management Improvements	\$0.00			\$0.00	
4	1410 Administration	\$0.00			\$0.00	
5	1411 Audit	\$0.00			\$0.00	
6	1415 Liquidated Damages	\$0.00			\$0.00	
7	1430 Fees and Costs	\$0.00	\$13,127.00		\$0.00	
8	1440 Site Acquisition	\$0.00			\$0.00	
9	1450 Site Improvement	\$0.00			\$0.00	
10	1460 Dwelling Structures	\$0.00			\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			\$0.00	
12	1470 Nondwelling Structures	\$0.00			\$0.00	
13	1475 Nondwelling Equipment	\$0.00			\$0.00	
14	1485 Demolition	\$0.00			\$0.00	
15	1490 Replacement Reserve	\$0.00			\$0.00	
16	1492 Moving to Work Demonstration	\$0.00			\$0.00	
17	1495.1 Relocation Costs	\$0.00			\$0.00	
18	1499 Development Activities	\$13,127.00	\$0.00		\$0.00	
19	1501 Collateralization or Debt Service	\$0.00			\$0.00	
20	1502 Contingency	\$0.00			\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$13,127.00	\$13,127.00		\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00			\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$0.00			\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			\$0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550103				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	DEVELOPMENT ACTIVITIES Replacement housing	1499		13,127.00	0.00		0.00	
		1430		0.00	13,127.00		0.00	

ATTACHMENT O

Omb Approval No: 2577-0226
exp (08/31/2009)

Annual Statement/Performance and Evaluation Report (as of 6/30/08) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">ANSONIA HOUSING AUTHORITY</div>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550104			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.5em;">2004</div>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0.00				
2	1406 Operations	\$0.00			\$0.00	
3	1408 Management Improvements	\$0.00			\$0.00	
4	1410 Administration	\$0.00			\$0.00	
5	1411 Audit	\$0.00			\$0.00	
6	1415 Liquidated Damages	\$0.00			\$0.00	
7	1430 Fees and Costs	\$0.00	\$16,111.00		\$0.00	
8	1440 Site Acquisition	\$0.00			\$0.00	
9	1450 Site Improvement	\$0.00			\$0.00	
10	1460 Dwelling Structures	\$0.00			\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00			\$0.00	
12	1470 Nondwelling Structures	\$0.00			\$0.00	
13	1475 Nondwelling Equipment	\$0.00			\$0.00	
14	1485 Demolition	\$0.00			\$0.00	
15	1490 Replacement Reserve	\$0.00			\$0.00	
16	1492 Moving to Work Demonstration	\$0.00			\$0.00	
17	1495.1 Relocation Costs	\$0.00			\$0.00	
18	1499 Development Activities	\$16,111.00	\$0.00		\$0.00	
19	1501 Collateralization or Debt Service	\$0.00			\$0.00	
20	1502 Contingency	\$0.00			\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$16,111.00	\$16,111.00		\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00			\$0.00	
23	Amount of line 21 Related to Section 504 compliance	\$0.00			\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			\$0.00	

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

PHA Name: ANSONIA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26R01550104				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DEVELOPMENT ACTIVITIES							
HA-Wide	Replacement housing	1499		16,111.00	0.00		0.00	
		1430		0.00	16,111.00		0.00	

ATTACHMENT P

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name					
ANSONIA HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY:2012
HA-Wide	See Annual Statement	28,700	28,700	28,700	28,700
15-1 RIVERSIDE		93,762	93,762	93,762	93,762
15-2 JOHN J. STEVENS		31,700	31,700	31,700	31,700
15-3 MONSIGNOR HYNES		32,800	32,800	32,800	32,800
B. Physical Improvements Subtotal		186,962	186,962	186,962	186,962
C. Mgmt Improvements		93,557	93,557	93,557	93,557
D. HA-Wide Nondwelling Structures & Equipment		61,200	61,200	61,200	61,200
E. Administration		46,778	46,778	46,778	46,778
F. Fees and Costs		20,000	20,000	20,000	20,000
G. Contingency		33,878	33,878	33,878	33,878
H. Operations		25,409	25,409	25,409	25,409
CFP Funds Listed for 5-year planning		467,784	467,784	467,784	467,784
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 2009 FFY Grant: CT26P01550109 PHA FY: 2009			Activities for Year: 2010 FFY Grant: CT26P01550110 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide	road repairs, sidewalks fences, lighting appliances	28,700	HA-Wide	road repairs, sidewalks fences, lighting appliances	28,700
	15-1 Riverside Apts	safety issues, boiler room, stair replacement, asphalt repair, demolition environmental studies roof repairs, mailboxes	93,762	15-1 Riverside Apts	safety issues, bathroom fixtures, cabinets boilers, stairs roadway repairs roof repairs	93,762
	15-2 John J. Stevens	walkways, rear stairs new boilers, radiators remodel balcony replace door locks	31,700	15-2 John J. Stevens	interior painting, new boilers, replace roofs new gutters	31,700
	15-3 Monsignor Hynes	paint units, repair sidewalks, upgrade fire alarm system	32,800	15-3 Monsignor Hynes	replace trash units, patch roadways new storage units fire alarm system	32,800
Total CFP Estimated Cost			186,962	186,962		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: 2011 FFY Grant: CT26P01550111 PHA FY: 2011			Activities for Year: 2012 FFY Grant: CT26P01550112 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	road repairs, sidewalks fences, lighting appliances	28,700	HA-Wide	road repairs, sidewalks fences, lighting appliances	28,700
15-1 Riverside Apts	safety issues, bathroom fixtures, cabinets boilers, stairs, roofs electrical panels	93,762	15-1 Riverside Apts	safety issues, bathroom fixtures, cabinets boilers, stairs, roofs roadway repairs	93,762
15-2 John J. Stevens	upgrade kitchens new windows common room	31,700	15-2 John J. Stevens	retrofit common areas improve handicap access	31,700
15-3 Monsignor Hynes	revamp battery backup in fire system, convert heating system, lighting new gutters	32,800	15-3 Monsignor Hynes	replace water heaters, convert heating system reroute sewer line in bldg 4	32,800
Total CFPEstimated Cost		186,962			186,962

Attachment Q

The Ansonia Housing Authority intends to utilize its Replacement Housing Funds (2000-2004) as part of a comprehensive approach to develop public housing units.

Attachment R

RESIDENT ASSESSMENT (RASS) FOLLOW-UP PLAN

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

1. The Housing Authority's approaches to making people feel safe.
 - a. AHA has implemented a new pilot program with the Ansonia Police Department to work directly with AHA staff and security personnel, and provide a greater, more visible police presence at all of our public housing complexes.
 - b. We have implemented new techniques regarding community policing at the AHA. This allows police officers to walk with AHA security throughout our complexes, whereby the police officers get to know our residents individually. The approach appears to be paying off. We see more cooperation between staff, police and our residents.
2. The Housing Authority's approaches to making people feel safe and secure in their own homes.
 - a. Senior staff people meet weekly to discuss any safety concerns or activity at the developments. We are reviewing and inspecting all locking devices in an effort to report and replace all defective locking devices.
 - b. Better communication is developing between staff and residents through senior managers' attendance of monthly resident meetings, where concerns are heard and responded to.
 - c. Improve police and security effectiveness by increasing presence and patrolling during varying hours.
 - d. Improve staff visibility by conducting of frequent walk-through for each development.
3. The Housing Authority's approaches to making people feel safe by improving poor lighting.
 - a. Security has been instructed to report anytime a light is out.
 - b. Maintenance has been instructed to report and fix all broken lighting.
 - c. Residents have been instructed to notify the main office when lights are out.
 - d. Modernization department will review whether more lighting can and should be installed in exterior and porch areas.
 - e. A United Illuminating grant was sought and received to install improved lighting.
4. The Housing Authority's approaches to making people feel safe by adequate screening of potential tenants.

Attachment R

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

NEIGHBORHOOD APPEARANCE

1. **The Housing Authority's approaches to improve our residents' perceptions of their homes.**
 - a. **AHA is reviewing the feasibility of purchasing or leasing a portable toilet in an effort to deter public urination and defecation in stairwells, walkways and hallways**
 - b. **Resident meetings, questionnaires or surveys may be conducted to determine their concerns and perceptions on these issues.**
 - c. **Residents have been notified to remove all trash from stairwells and balconies outside their units, and AHA maintenance staff will remove garbage or belongings from these areas at resident expense if not maintained.**
 - d. **The number of maintenance staff has been increased to improve site conditions.**
2. **The Housing Authority's approaches to improve our residents' perception of the exterior of their buildings.**
 - a. **All balconies are power washed on a routine and as-needed basis.**
 - b. **Maintenance staff conducts a walk through and notes each development's condition daily, and allots time and staff as required to keep grounds and buildings clean.**
 - c. **Security personnel report any unusual or notably poor conditions.**

Attachment R

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

COMMUNICATION

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

Attachment S

Community Service Policy

GENERAL

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

EXEMPTIONS

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

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

NOTIFICATION OF THE REQUIREMENT

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

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

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

Attachment S

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

VOLUNTEER OPPORTUNITIES

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

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

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

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

THE PROCESS

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

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

Attachment S

NOTIFICATION OF NON-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

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

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

OPPORTUNITY FOR CURE

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

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

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