

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing Authority of the City of Ansonia PHA Code: CT-15 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: January 1, 2010				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 227 Number of HCV units: 616				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: <p style="text-align: center;"><i>The Housing Authority of the City of Ansonia seeks to increase equal opportunity and access to decent, safe, affordable housing free from discrimination, to support community development, economic opportunity and self-sufficiency, to expand homeownership and educational opportunities, and to participate in community rebuilding through lower densities, modern housing and integration of socio-economic groups.</i></p>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">See Attachment A</p>				

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The AHA has drafted changes to the ACOP and lease related to the AHA's guest policies (a reduction on the number of days per month and per year and a requirement for guests and their vehicles to be identified for the site office). THIS POLICY CHANGE HAS BEEN TABLED IN RESPONSE TO RESIDENT COMMENTS. SHOULD SECURITY ISSUES AND ACTIVITIES RELATED TO ILLEGAL HOUSEHOLD MEMBERS AND GUESTS IN RESIDENCE IN EXCESS OF ALLOWABLE DAYS CONTINUES TO BE A PROBLEM, THIS POLICY INITIATIVE WILL BE REVIVED.

In addition, a policy that a household's failure to disclose their full household composition are considered to have provided an incomplete recertification of income. An incomplete recertification beyond 12 months from the last complete and correct recertification will result in the household's rent being set at the applicable flat rent for the unit. Incomplete recertifications under this standard that result in a period of flat rent obligation before the household provides the full set of correct information required by regulation and under the AHA ACOP will not be reversed and the new rent applied retroactively. **THIS POLICY CHANGE HAS BEEN TABLED IN RESPONSE TO RESIDENT COMMENTS. SHOULD SECURITY ISSUES AND ACTIVITIES RELATED TO ILLEGAL HOUSEHOLD MEMBERS AND CONTINUES TO BE A PROBLEM, THIS POLICY INITIATIVE WILL BE REVIVED.**

6.0

The AHA is also modifying its "house rules" for Riverside Apartments (CT 15-1) which are incorporated in the AHA lease to include requirements for a resident ID and requirements that resident minor's under the age of 15 and guests be escorted by an adult resident between either 11 pm and 6 am for minors under 15 and midnight to 6 am for guest when out on the site. **THIS POLICY CHANGE HAS BEEN TABLED IN RESPONSE TO RESIDENT COMMENTS. SHOULD SECURITY ISSUES AND ACTIVITIES RELATED TO ILLEGAL HOUSEHOLD MEMBERS AND GUESTS IN RESIDENCE IN EXCESS OF ALLOWABLE DAYS CONTINUES TO BE A PROBLEM, THIS POLICY INITIATIVE WILL BE REVIVED.**

The AHA will be re-implementing a Vehicle Registration Policy and related requirements to establish a resident car registration policy and process for guest vehicles to be identified.

These changes are anticipated to be implemented prior to the start of the fiscal year covered by this Agency Plan.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of the Housing Agency Plan are available for public review at the Authority's Main Office located at 36 Main Street, Ansonia, Connecticut. This location is wheelchair accessible.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

The Authority does not anticipate a HOPE VI application during FYE 2010.

The Authority intends to submit a demolition application for Riverside Apartments (Ct 15-1) for buildings #3, #4, #5, #7 and the Community Building. This second phase of demolition would result in the clearance of all land south of High Street and would provide a developable parcel for Phase One of a replacement housing program.

7.0 The Authority may or may not include building #8 in the demolition application. The inclusion of building #8 is contingent on relocation and modernization issues related to the cluster of buildings north of High Street.

The Authority will be designing a Section 8 Project-based Voucher Program to support the redevelopment efforts at Riverside Apartments and in coordination with the redevelopment of Riverside in the adjoining neighborhood known as the West Side, which is mostly located on the rise above the existing Riverside parcel.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p style="text-align: center;">See Attachment B for the 2010 Annual Statement Attachment C for the 2009 ARRA Annual Statements (Formula & Competitive) and Attachments E, I & J for the Performance & Evaluation Reports for 2007(E), 2008(I), 2009(J) (non-ARRA)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;">See Attachment D for copy of Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/ Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">For an integrated presentation of needs and strategies to address these needs; See Section 10.0 below.</p>

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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:

- a. Reduce turnover time for vacated public housing units
- b. Seek replacement of public housing units lost to the inventory through mixed finance development
- c. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- d. Undertake measures to ensure access to affordable housing among families assisted by the AHA, regardless of unit size required
- e. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- a. Apply for additional section 8 units should they become available
- b. Leverage affordable housing resources in the community through the creation of mixed - finance housing
- c. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- d. Implement Project-based Section 8 Voucher Program consistent with revised statutes.
- e. Amend Section 8 Admin Plan to allow and promote use of project-based vouchers in neighborhoods that are under a comprehensive revitalization and at other mixed-finance developments.

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

- a. Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

- a. Renovate or modernize public housing units: decrease density and modernize to current market standards
- b. 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
- c. Provide replacement affordable 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

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

See Attachment F

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Housing Authority of the City of Ansonia considers a major change in the content of the HAP for the fiscal year starting 1/1/2010 to consist of one or more the following:

1. Implementation of program incentives to increase the number of working households in the program.
2. A decision to submit a major application such as a Demolition/Disposition Application not already identified in the Plan.
3. A decision to request a voluntary conversion of public housing to Section 8 Vouchers.

For this fiscal year, the following actions are NOT to be considered major changes. These matters have been discussed with the RAB as part of the process resulting in the baseline Housing Agency Plan for 2010.

10.0

1. Submission of an Allocation Plan for Designated Housing.
2. The addition of Building #8 to the set of units planned for demolition.
3. Revisions to the Section 8 Administrative Plan to address program integrity, customer service and to implement policies and procedures to improve management of program utilization levels.
4. Revisions to the ACOP to address program integrity and improve customer service.
5. Policy changes to promote lease compliance or improved public safety
6. Decisions to open a waiting list for a specific period of time.
7. Changes in the Capital Plan resulting in more than 50% of the funds being reprogrammed.
8. Lease changes identified to reduce the level of illegal household members and guests in excess of the allowable days that have been discussed with the RAB and tabled.

See Attachment G for Comments Made by New Haven Legal Assistance Association on behalf of the residents of Riverside Apartments

In response to these comments a variety of proposed changes to lease rules including a resident ID Card system, changes to AHA guest policies and a "soft" curfew have been tabled by the Board of Commissioners. An RFP for Security Guards is being prepared and is to be funded for one year. Should the use of security guards prove to be able to demonstrate improvement in terms of site control during their shifts, the initiate will be considered for continuation and possible expansion. In addition, using ARRA and 2010 capital funds, a security camera is planned for the end of the development north of High Street.

See Attachment H for Statement on VAWA

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Housing Authority of the City of Ansonia

Major Agency Goals & Objectives

Five Year Rolling Plan

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.
- .
- Leverage private or other public funds to create additional housing opportunities: As part of anticipated redevelopment process, the Authority may seek public and/or private partnerships and funds (such as tax credits, limited partnerships, etc.) to maximize the opportunities available to the Authority for making quality of life changes to its properties.
- Acquire or build units or developments: The Authority may seek off-site scattered housing of existing or to-be-built units to maintain the level of resident families served, as a function of the redevelopment of its properties.
- Other (list below)
Redevelop properties in a cooperative effort with local officials, residents and the Authority in a manner which meets the community's vision, property improvements and the residents' needs.

Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score): Maintain at "high performer" standard
- Improve voucher management: (SEMAP score): Maintain at "high performer" standard
- Increase customer satisfaction: Improve safety, security and staff responsiveness as demonstrated by resident satisfaction survey scores

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

Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling, providing information on advantages of areas of lower concentrations of poverty, access to school systems, employment, etc., and portability policies
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards: Maintain payment standards at levels which permit continued utilization in non-impacted areas
- ☒ Implement voucher homeownership program: The homeownership program has been created and utilized by a small number of voucher holders; the Authority seeks to expand participation through cooperative partnership with CHFA and its participating lenders

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:

Promote self-sufficiency and asset development of assisted households

Objectives:

- Provide or attract supportive services to improve assisted recipients' employability (Seek grant funds/cooperative partnerships for services/programs)
- Provide or attract supportive services to increase independence for the elderly or families with disabilities (Seek grant funds/cooperative partnerships)

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:

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Housing of the City of Ansonia		Capital Fund Program Grant No: CT 26-P015-501--10		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		564		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		46,778		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		60,000		
8	1440 Site Acquisition				
9	1450 Site Improvement		60,000		
10	1460 Dwelling Structures		263,000		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P015-501--10		FFY of Grant: 2010	
PHA Name: Housing of the City of Ansonia		Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	37,442			
20	Amount of Annual Grant: (sum of lines 2 - 19)	467,784			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>James J. Linnican</i>		Signature of Public Housing Director		Date <i>August 3, 2010</i>	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: CT 26-P015-501--10		2010				
Housing Authority of the City of Ansonia		CFFP (Yes/No):						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹	
Riverside 15-1								
	Stairwells Riser Replacement	1460		20,000				
	Tot Lot Relocation	1450		20,000				
	Site Work	1450		40,000				
	Unit Reconfiguration(s)	1460		208,000				
	A/E	1430		60,000				
	Contingency	1502		37,442				
	Administration	1430		46,778				
15-2	Fire Panel	1460		35,000				

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Housing of the City of Ansonia		Capital Fund Program Grant No: CT 26-S015-501--09		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Revised Annual Statement (revision no:)		Total Actual Cost ¹	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Expended	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	59,000	59,000	59,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	60,000	60,000	
8	1440 Site Acquisition				
9	1450 Site Improvement	26,000	26,000	26,000	
10	1460 Dwelling Structures	400,000	400,000	447,122	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-S015-501--09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Housing of the City of Ansonia					
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	47,122	0		
20	Amount of Annual Grant: (sum of lines 2 - 19)	592,122	592,122		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	26,000	26,000		
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	210,000	210,000		
Signature of Executive Director <i>James J. Harrison</i>		Signature of Public Housing Director		Date	
				<i>August 3, 2010</i>	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary
PHA Name: ANSONIA HOUSING AUTHORITY
FFY of Grant: 2009
FFY of Grant Approval: 2009

Grant Type and Number
 Capital Fund Program Grant No: CT01500000109R Rev. 1
 Replacement Housing Factor Grant No:
 Date of CFFP:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$40,000.00	\$33,500.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$682,500.00	\$642,500.00	\$0.00	\$8,400.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFP Grants for Operations.
⁴RHF funds shall be included here.

Part I: Summary

PHA Name: ANSONIA HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: CT01500000109R Rev. 1
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2009
FFY of Grant Approval:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)

Performance and Evaluation report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant. (sum of lines 2 - 19)	\$682,500.00	\$682,500.00	\$33,500.00	\$8,400.00
21	Amount of line 20 related to LBP Activities				
22	Amount of line 20 related to 504 Activities				
23	Amount of line 20 related to Security - Soft Costs				
24	Amount of line 20 related to Security - Hard Costs				
25	Amount of line 20 related to Energy Conservation Measures	\$682,500.00	\$682,500.00		

Signature of Executive Director: *James J. Furman* **Date:** *August 3, 2010*

Signature of Public Housing Director: _____ **Date:** _____

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFFP Grants for Operations.
⁴RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages											
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CT01500000109R Rev. 1 CFFP (Yes/No) No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹				
HA Wide	A/E	1430		0.00	40,000.00	33,500.00	0.00				
Stevens	Energy efficient lighting	1460		15,000.00	15,000.00	0.00	0.00				
Stevens	Energy efficient boilers (4)	1460		48,000.00	48,000.00	0.00	0.00				
Hynes	Insulation and energy efficient roofs (8)	1460		207,500.00	167,500.00	0.00	0.00				
Hynes	Heat pumps (74)	1460		370,000.00	370,000.00	0.00	8,400.00				
Hynes	Energy efficient water heaters (60)	1460		42,000.00	42,000.00	0.00	0.00				
	TOTAL			682,500.00	682,500.00	33,500.00	8,400.00				

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

ATTACHMENT D

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: 2011 PHA FY: 20011	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2014
HA-Wide	See Annual Statement	0	0	0	0
B. Physical Improvements Subtotal		275,000	256,000	130,000	140,000
C. Mgmt Improvements		0	0	100,000	0
D. HA-Wide Nondwelling Structures & Equipment		0	0	50,000	0
E. Administration		40,000	45,000	45,000	45,000
F. Fees and Costs		50,000	50,000	40,000	30,000
G. Contingency		0	14,000	0	0
H. Operations		100,000	100,000	100,000	100,000
Other (Relocation)		0	0	0	150,000
CFP Funds Listed for 5-year planning		465,000	465,000	465,000	465,000
Replacement Housing Factor Funds					

[]

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	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
See Annual Statement		Admin	40,000	HA-Wide	Admin	45,000
		A/E Fees	50,000		A/E Fees	50,000
		Operations	100,000		Operations	100,000
	15-1 Riverside Apts	Heat & DHW decentralization	50,000	15-1 Riverside Apts	Unit Reconfiguration	100,000
		Unit Reconfiguration	0			
		Roof Replacement	0			
		Stairwell Riser Replacement	30,000			
		Security Improvements	85,000			
	15-2 John J. Stevens	Site Improvements	60,000	15-2 John J. Stevens	Boiler Replacement	56,000
			0		Parking, Site Improvement	50,000
15-3 Monsignor Hynes	Fire Panel/Alarm Upgrade	50,000	15-3 Monsignor Hynes	Parking, Site Improvement	50,000	
Total CFP Estimated Cost			465,000			451,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: 2013 FFY Grant: CT26P01550113 PHA FY: 2013			Activities for Year: 2014 FFY Grant: CT26P01550114 PHA FY: 2014		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
15-1 Riverside Apts	Admin	45,000	15-1 Riverside Apts	Admin	45,000
	A/E Fees	40,000		A/E Fees	30,000
	Operations	100,000		Operations	100,000
15-2 John J. Stevens	upgrade kitchens	60,000	15-2 John J. Stevens	upgrade kitchens	40,000
	new windows	30,000		improve handicap access	20,000
15-3 Monsignor Hynes		0		15-3 Monsignor Hynes	Exterior Lighting Upgrade
			replace water heaters, upgrade heating system reroute sewer line in bldg 4		50,000
Management Improvements	Software Upgrade	100,000	Relocation		
Non-dwelling Equipment	Computer Hardware	50,000			
Total CFPEstimated Cost		425,000			445,000

Brief Statement of Progress in Meeting 5-Year Plan Goals & Objectives for 2009

The Authority completed the demolition of buildings #1 and #2 at Riverside Apartments (CT 15-1) as follow-up to the Demolition Application previously approved by the Special Application Center.

The Authority has completed redesign work for the north end of 15-1 (Buildings #8, #9, #10 and #11) and will be going out to bid using ARRA formula grant funds for the decentralization of the mechanical systems with intention of having the north end of Riverside able to be removed from reliance on the mechanical plant in Building #6. Site and security improvements are part of the overall redesign package. This work will be completed in 2010.

The Authority received a competitive ARRA grant under Category 4 for energy management and conservation related improvements at 15-2 and 15-3. This work will be completed in 2010.

The AHA was awarded a ROSS grant in 2009 and is now in the process of ramping up administration and coordinating programs services for the elderly/disabled residents of 15-2 and 15-3.

2009 was a difficult year for Riverside Apartments in terms of public safety with two murders. The AHA has engaged in a consultative process involving the resident organization and the Ansonia Police Department to determine what issues can be addressed. The two murders have been linked to the issue of "guests" and individuals who may be visiting the site whose presence brings outside issues onto the property. Some use of "defensible space" redesign has been implemented through the installation of perimeter fencing. Other strategies are being discussed including a resident ID card system, a "soft" curfew at night and other methods to monitor "guests".

The Authority has also initiated an office expansion to improve customer service and overall program administration.

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

NEW HAVEN LEGAL ASSISTANCE ASSOCIATION, INC.

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NEW HAVEN, CONNECTICUT 06510-2018
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October 16, 2009

James Tyma, Chairman AHA Board
James Finnucan, Executive Director, AHA
Ansonia Housing Authority
36 Main St.
Ansonia, CT 06401

RE: Comments on behalf of Riverside Tenants Association regarding proposed lease changes

Dear Mr. Tyma and Mr. Finnucan,

The discussion about lease changes started in response to the two murders at Riverside Apartments this past summer, and the recognition of the need for greater security for the tenants at Riverside. Unfortunately, the proposed lease changes do not provide greater safety and security for the tenants; instead, they only serve to impose rules and sanctions against good tenants, rules that will invade their privacy, and could lead to their eviction. As one tenant said at a tenants' meeting to discuss the proposed rules: "I didn't ask you to **police me** and tell me who comes in my house; I asked you **to police the property!!**" Another tenant noted: "We asked for help to make it safer, and now it feels like they are just trying to be our parents, trying to set up rules to catch people and then kick people out. This will not make us safer, it just penalizes us. I should not have to feel like a prisoner in my own house whose visitors are limited, or that I have to report to my parents any time I have an overnight guest!" And a different tenant commented: "These rules are all going at it the wrong way. The people who are creating problems are not going to be your guests who are going to sign in! We need more on site security to respond to our concerns, not these proposed rules!"

Because the proposed changes do not improve tenant safety, and instead impose punitive measures against rule abiding tenants, the Riverside Tenants Association opposes the proposed lease changes. The Riverside Tenants Association remains willing to and interested in working with the Ansonia Housing Authority to design an on-site security program that could better address their safety concerns.

The paragraphs below outline specific comments on each of the proposed lease changes.

SECTION 5. MANNER OF PAYMENT OF RENT AND OTHER REQUIRED PAYMENTS

AHA is eliminating cash payments as a means of paying rent. Heretofore, tenants without checking accounts have been able to pay their rent in cash and receive a receipt from AHA. This change will force very low income tenants to incur the additional cost of a money order in order to pay their rent. More problematic is the fact that the receipts from money orders come from the agency issuing the money order and not from AHA, and cashed money orders are not returned to the purchaser as bank checks are returned. Accordingly, when a money order is lost or the money from the money order accidentally deposited in another tenant's account, the burden is on the tenant to prove that the money order was delivered to AHA which generally requires a "tracer" that costs anywhere from \$5 to \$25 depending on who issued the money order.

The tenants understand that AHA may be concerned about accepting cash at its offices, but the tenants are concerned about being able to show rent was paid in full and on time. At the very least, AHA should continue to allow money orders to be delivered to the AHA office, and issued AHA receipts for such money orders so that the burden will be on AHA to trace a lost or misapplied money order when the tenant can provide an AHA receipt for the delivery of such order.

SECTION 7. REDETERMINATION OF RENT

AHA proposes to increase tenant rent to the applicable Flat Rent for the tenant's unit size whenever AHA determines that the tenant failed to "report accurate, truthful or complete information, causes delay in reporting, or misrepresents facts and information." Such increase will be retroactive to the date that any rent change based on timely reporting would otherwise have been effective. The tenants have been told that such change is necessary to address the problem of unauthorized occupants and the attendant security concerns caused by such unauthorized occupants.

It is already a lease violation for tenants to fail to report unauthorized occupants or to fail to report income from either authorized or unauthorized occupants. To the extent that AHA professes to be concerned for tenant safety, the tenants ask that existing lease provisions be enforced and express doubt that, if existing prohibitions on unauthorized occupants and unreported income are not being enforced, additional (and unnecessary) lease provisions will be enforced. Tenants with unauthorized occupants should be sent pretermination notices and told to get rid of the unauthorized occupant. If the tenant fails to get rid of the unauthorized occupant, eviction proceedings can, and should, be started.

The clear intent of this provision is to cause tenants to be evicted not for allowing an unauthorized occupant, but for not paying a clearly unaffordable rent.

However, it is no easier to evict a tenant for failing to pay a rent increase occasioned by having an unauthorized occupant than it is to evict a tenant for having the unauthorized occupant in the first instance. Either way, AHA will still have to show the Housing Court that the Flat Rent imposed on the tenant was correct because the tenant had an unauthorized occupant living with them. It is of far greater concern to the tenants that existing lease provisions on this subject be enforced, than that new lease provisions be created.

Moreover, AHA has no legal right under existing federal law to increase a tenant's rent to Flat Rent involuntarily, as punishment for a lease violation. Under 24 C.F.R. 960.253, Flat Rent is a choice made by a tenant family intended to allow the tenant family to escape all income reporting requirements for the duration of this rent choice. The regulation provides for informed consent to the tenant before the tenant chooses the Flat Rent option, and allows tenants to revert back to an income-based rent in the event of a specified hardship. The tenants are not aware of any federal regulatory provision that would allow AHA to impose Flat Rent involuntarily.

Under existing lease provisions and federal law, AHA is certainly free to recoup from the tenant any rent increase that otherwise would have been imposed on the family as a result of unreported income. The amount of such unpaid rent can be charged to the family in a lump sum and becomes a debt to the AHA for which the tenant can be evicted. Once again, the tenants are left to wonder why, if AHA is not currently enforcing these lease provisions, it believes that that this lease change – if otherwise legal – would be enforced.

SECTION 8. TENANT'S RIGHT TO USE AND OCCUPANCY

This lease change reduces the number of days a tenant may have a guest, disallows tenants from having certain guests (i.e. those on AHA's so-called "Barment List."), allows AHA to limit the frequency of visits or the number of guests or visitors a tenant may have any one time, and requires tenants to register all guests with AHA.

The tenants certainly appreciate the security concerns which AHA claims are the basis for this lease change, but feel that such illegal, overbroad, and unconstitutional restrictions on their privacy rights do not remotely substitute for adequate security and adequate enforcement of existing lease prohibitions on both unauthorized occupants and guests who engage in illegal or nuisance activity.

24 C.F.R. 966.4(d)(1), which implements the reasonable lease provision requirement of 42 U.S.C. 1437d(l)(2), requires that "[t]he lease shall provide that the tenant shall have the right to exclusive use and occupancy of the leased unit by the members of the household authorized to reside in the unit in accordance with the lease, including reasonable accommodation of their guests. The term

guest is defined in 24 CFR 5.100.” Under 5.100, the term “guest” means “a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant.”

This statutory and regulatory requirement has been interpreted by federal courts to prohibit unreasonable restrictions on the rights of tenants to entertain guests in the privacy of their apartments. See Diggs v. Housing Authority of the City of Frederick, 67 F.Supp 2d 522 (D.Md. 1999). In Diggs, the Court enjoined a guest policy that prohibited tenants from having guests whose names were on a no trespass list similar to AHA’s Barment List. Significantly, the City of Frederick Housing Authority had a policy which allowed tenants to remove a name from the list, thereby allowing visitation, which the court held did not cure the underlying unreasonableness of the policy. Similarly, in McKenna v. Peekskill Housing Authority, 647 F.2d 332 (2d Cir. 1981), the Second Circuit Court of Appeals held that a PHA policy which required guest registration was an invasion of tenant privacy under the First Amendment. Clearly, a requirement that raises constitutional concerns cannot possibly be considered a “reasonable accommodation” of tenant guests.

Once again, the tenants appreciate the need to make the Riverside Apartments more safe and secure, but unreasonably restricting the rights of lease-compliant tenants to enjoy visitors in their homes is not the answer. The answer to unlawful occupants is not to restrict the number of days for guests to visit, but to enforce existing lease provisions to ensure that tenants providing housing to those who have no other address are made to comply with their leases by getting rid of the unauthorized occupant. The answer to outsiders who come onto Riverside Apartments to commit crimes and to hurt or disturb the quiet enjoyment of tenants is not to restrict lawful visitation, but to ensure that such outsiders are properly arrested when they commit a crime or disturbance and to take appropriate legal action against tenants who do not comply with existing (and perfectly adequate) lease provisions that make tenants responsible for the actions of their guests.

SECTIONS 11 AND 19. CURFEWS

The tenants do not object to the use of curfews for minors and guests, but that is with the very clear understanding that, in the case of minors living in the household of a lawful tenant of Riverside Apartment, the police or private security will only be authorized to return the minor to his or her apartment and will not arrest the minor for any curfew-related crime. With respect to a curfew on Guests which requires them to be accompanied by a Resident between the hours of midnight and 6 A.M., the tenants object to such a requirement, but rather ask that they be notified of any unaccompanied person determined to have

been on the premises between midnight and 6 A.M. who represented that they were (or are) a Guest of the tenant. Too often, outsiders know multiple persons within the Riverside Apartments and, having been caught on the premises with no discernible proof of an entitlement to be on the property, the person will give a random tenant's name and assert that they were a Guest of that tenant. This can obviously create problems to the tenant and, as such, it is important to give tenants the chance to rebut any claim by an unaccompanied person that they were (or are) a Guest of the tenant when found to be on the premises unaccompanied and after midnight.

We would be happy to talk with you further about these comments at any time.

Sincerely,

Shelley White
Amy Eppler-Epstein
Attorneys at Law
On behalf of Riverside Tenants Association

Malika Mosley
President
Riverside Tenants Association

cc:
Carissa Riddle
HUD
One Corporate Center
20 Church Street, 19th Floor
Hartford, CT 06103-3220

Julie Fagan
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One Corporate Center
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Hartford, CT 06106

NEW HAVEN LEGAL ASSISTANCE ASSOCIATION, INC.

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October 14, 2009

James Tyma, Chairman AHA Board
James Finnucan, Executive Director, AHA
Ansonia Housing Authority
36 Main St.
Ansonia, CT 06401

RE: Comments on behalf of Riverside Tenants Association regarding Ansonia Housing Authority's PHA Plan

To Mr. Tyma, and Mr. Finnucan,

We are writing on behalf of our clients, the Riverside Tenants Association, to put on record the tenants' views regarding the PHA Plan in which AHA states its intent to demolish the remaining 119 Riverside Apartments. As you know, in 2005, AHA applied for and received HUD permission to demolish three buildings, 1, 2, and 6, consisting of 46 units. The stated purpose behind this request and approval was AHA's intent to reduce the density of Riverside Apartments and ensure the viability of the remaining 119 units. The ink was scarcely dry on that approval before AHA, with the backing of the City of Ansonia, began work on a plan to demolish the remaining 119 units and, over tenant opposition, replace those units with 120 units, only a fraction of which would be affordable or available to the very low income families currently residing at Riverside and fewer still available to the families on AHA's public housing waiting list.

The demolition plan stated in AHA's PHA plan has changed from one demolition application to two. But three things have not changed: first, the tenants have never been consulted in any meaningful manner about any of the ever-changing plans for the demolition and redevelopment of the Riverside Apartments; rather, they have been "told" what AHA proposes, but never asked for their input; second, the current demolition plan will seek federal and state permission to demolish units prior to receiving either the legal authority or financial commitment to redevelop Riverside; and third, the planned demolition and redevelopment will displace the majority of AHA's current, mostly minority, residents, forcing them to find housing outside of predominantly white Ansonia, most likely in segregated areas of New Haven and Bridgeport, the urban centers closest to Ansonia, with serious implications under the state and federal fair housing acts.

The tenants are not unalterably opposed to demolition and development of Riverside Apartments. Indeed, they recognize that the remaining units have many problems that make ongoing maintenance and capital improvements both problematic

and expensive. Rather, their major concerns are:

- Improvements and renovations must benefit the current residents of the Riverside Apartment and other very low income families on the Riverside Apartments waiting list;
- No further demolition should take place unless and until there are financial and all other legally required commitments in place to ensure that replacement housing can be built.
- Plans must be put in place to assure that current Riverside residents are afforded opportunities to continue to live in non-segregated cities and neighborhoods.

Renovated Housing Must be for the Benefit of Current Residents and Other Low Income Public Housing Applicants

The demolition and rehabilitation plans previously presented to the residents do not guarantee that any replacement housing would be for the benefit of the current residents, or other very low income people on the waiting list for public housing.

Riverside Apartments are the only public housing for low income families in Ansonia. To date, AHA has refused to negotiate a Memorandum of Agreement with the tenants association that would guarantee the right of all tenants in good standing to return to a redeveloped Riverside Apartments, or guarantee an adequate number of low income affordable units at a redeveloped Riverside. Nothing in any of the plans that AHA has made public provide any protection or guarantee for the current residents or other low income families in need of such housing in Ansonia. Accordingly, the Riverside Tenants Association opposes any further demolition plans unless and until AHA will make guarantees that the redeveloped Riverside will be for their benefit.

Financial and Legal Requirements Must be in Place to Ensure that any Demolished Units Can be Rebuilt

The Riverside Tenants Association also fears that AHA will demolish the buildings at Riverside and then not be able to redevelop housing, or an adequate number of housing units, on the site. It is the tenants' understanding that there are both flood plain and zoning approvals which must be received from the State of Connecticut and Ansonia Zoning Board of Appeals respectively prior to rebuilding on the site. Furthermore, tenants are not aware of funding commitments in place to guarantee AHA's ability to re-build any of the units that are being demolished or are proposed for demolition. Indeed, DECD publicly states that it opposes the use of public funds for housing in flood plain areas. Tenants oppose any further demolition until those financial and legal authorities are in place to allow for redevelopment.

Unless and until a demolition and development plan is in place that would guarantee replacement housing for the benefit of the current residents and low income families on the waiting list, tenants oppose further demolition, and assert the need for the Housing Authority to make all repairs necessary to keep or make the current units safe

and habitable.

Indeed, the demolition permission AHA received back in 2005 to demolish buildings 1, 2, and 6 was expressly premised on AHA's assertion that it sought to demolish these buildings, in order to preserve the rest of the complex. Further, the \$592,000 of new Stimulus Act money that AHA has accepted earlier this year to make make capitol improvements in buildings 9, 10, and 11, including entirely new mechanical systems, requires that the units be occupied/maintained as public housing for at least 20 years.

Finally, AHA's development consultant, Andrew Daniels, has essentially admitted that AHA has very little likelihood of being able to get the legal approval needed to re-develop on this site. Thus, the tenants' fears that AHA's intention is to demolish the apartments without ever rebuilding housing for low income people on the site, but simply moving them out with Section 8 vouchers, is a well founded fear.

Riverside Residents Must be Afforded Opportunities to Continue to Live in Non-Segregated Cities and Neighborhoods.

With only a limited supply of rental housing available within the town of Ansonia, the replacement of bricks and mortar units of low income affordable housing with portable Section 8 vouchers is an inadequate method to provide affordable housing within Ansonia. If all the Riverside residents were to be given Section 8 vouchers, it is likely that the only way they would all be able to find affordable rental housing would be to look in surrounding communities, especially the nearby urban centers such as New Haven and Bridgeport, communities which have a much higher ratio of people of color than does Ansonia. Any further destruction of bricks and mortar units of affordable housing, without replacement of actual affordable housing units within Ansonia, raises serious fair housing implications.

As always, the Riverside Tenants Association welcomes the opportunity to work cooperatively with the AHA to develop a redevelopment or rehabilitation plan that would improve the quality of the Riverside Apartments, and guarantee them a place to live in such improved housing. Because Riverside Tenants Association doubts AHA could get approval to redevelop on the site, and because they want there to continue to be actual units of low income public housing in Ansonia, the Riverside Tenants Association proposes that AHA work with them to rehabilitate rather than demolish this property.

Sincerely,

Shelley White
Amy Eppler-Epstein
Attorneys at Law
On behalf of Riverside Tenants Association

Malika Mosley
President
Riverside Tenants Association

cc:

Carissa Riddle

HUD

One Corporate Center

20 Church Street, 19th Floor

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Julie Fagan

HUD

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Hartford, CT 06103-3220

Rick Robbins

DECD

505 Hudson St.

Hartford, CT 06106

Statement on 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 that among the types of mitigating information documentation of the applicant or program participant being 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 Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Town of Ansonia		Capital Fund Program Grant No: CT 26-P015-501-07		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/2009		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 25,409	\$ 26,209	\$ 26,209	\$ 675.44
3	1408 Management Improvements	\$ 84,696	\$ 84,696	\$ 84,696	\$ 0.00
4	1410 Administration (may not exceed 10% of line 21)	\$ 42,348	\$ 42,348	\$ 42,348	\$ 6,932.51
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,000	\$ 53,878	\$ 53,878	\$ 53,878.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 22,500	\$ 22,500	\$ 22,500	\$ 19,700.00
10	1460 Dwelling Structures	\$ 112,751	\$ 112,751	\$ 112,751	\$ 112,751.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 20,700	\$ 20,700	\$ 20,700	\$ 20,700.00
12	1470 Non-dwelling Structures	\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500.00
13	1475 Non-dwelling Equipment	\$ 38,700	\$ 38,700	\$ 38,700	\$ 38,700.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:					
PHA Name:		Capital Fund Program Grant No: CT 26-P015-501-07		2007					
Housing Authority of the Town of Ansonia		Development Account No.		Total Estimated Cost		Total Actual Cost		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹		
PHA-Wide	Operations	1406		\$ 25,409	\$ 26,209	\$ 26,209	\$ 26,209		
	Management Improvement	1408		\$ 84,696	\$ 84,696	\$ 84,696	\$ 84,696		
	Administration	1410		\$ 42,348	\$ 42,348	\$ 42,348	\$ 6,932.51		
	A/E Fees	1430		\$ 22,500	\$ 53,878	\$ 53,878	\$ 53,878		
	CT 15-1								
	Lead Paint Removal, Security Screens, VCT floor replacement, Kitchen cabinets, window glass, cycle painting	1460		\$ 77,751	\$ 72,751	\$ 72,751	\$ 72,751		
	CT 15-2								
	Unit doors, tile replacement, rear stair erosion	1460		\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000		
	Appliances, laundry room, hot water heaters, hall lighting, radiators, boiler upgrade	1465		\$ 20,700	\$ 20,700	\$ 20,700	\$ 20,700		
	CT 15-3								
	Inside stairs, appliances, upgrade range hoods, painting, remodel bath	1460		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000		
	PHA-Wide								
	Misc Site Improvements	1450		\$ 22,500	\$ 22,500	\$ 22,500	\$ 22,500		
	Equipment	1475		\$ 38,700	\$ 38,700	\$ 38,700	\$ 38,700		

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT 26-P015-501-07		FFY of Grant: 2007	
PHA Name: Housing Authority of the Town of Ansonia		Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/2009		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1
18a	1501 Collateralization or Debt Service paid by the PHA	Original			Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$423,482	\$423,482	\$423,482	275,836.95
21	Amount of line 20 Related to LBP Activities				
2	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>James J. Farnican</i>		Date August 3, 2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary
PHA Name: ANSONIA HOUSING AUTHORITY
Grant Type and Number: Capital Fund Program Grant No: CT26P01550108
 Replacement Housing Factor Grant No:
 Date of CFFP:
FFY of Grant: 2008
FFY of Grant Approval: 2008

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation report for Period Ending: 6/2009 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$25,409.00		\$25,409.00	\$283.55
3	1408 Management Improvements	\$93,557.00		\$32,219.00	\$7,218.92
4	1410 Administration (may not exceed 10% of line 21)	\$46,778.00		\$46,778.00	\$15,085.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000.00		\$18,315.00	\$18,315.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,500.00		\$11,356.00	\$11,356.00
10	1460 Dwelling Structures	\$143,762.00		\$21,307.00	\$3,907.60
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00		\$3,480.00	\$3,480.00
12	1470 Non-dwelling Structures	\$22,500.00		\$5,333.00	\$5,333.00
13	1475 Non-dwelling Equipment	\$38,700.00		\$8,271.00	\$8,271.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFFP Grants for Operations.
⁴RHF funds shall be included here.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT26P01550108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2008	
PHA Name: ANSONIA HOUSING AUTHORITY					
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation report for Period Ending: 6/2009		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$33,878.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$467,784.00	\$0.00	\$172,468.00	\$73,250.07
21	Amount of line 20 related to LBP Activities				
22	Amount of line 20 related to 504 Activities				
23	Amount of line 20 related to Security - Soft Costs				
24	Amount of line 20 related to Security - Hard Costs				
25	Amount of line 20 related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>James J. Finnegan</i>				<i>October 21, 2010</i>	

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFP Grants for Operations.
⁴RHF funds shall be included here.

Part II: Supporting Pages
PHA Name: ANSONIA HOUSING AUTHORITY

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
		Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		25,409.00		25,409.00	283.55	
	Management Improvement	1408		93,557.00		32,219.00	7,218.92	
	Administration	1410		46,778.00		46,778.00	15,085.00	
	A/E Fees	1430		20,000.00		18,315.00	18,315.00	/
	CT 15-1							
	repair masonry, asphalt, curbs&stairs	1450		10,000.00		6,396.00	6,396.00	
	Lead paint abatement, security screens, VCT, floor replacement, kitchen cabinets, window glass, painting	1460		83,762.00		21,307.00	3,907.60	
	CT 15-2							
	Repair masonry, asphalt, stairs&curbs	1450		1,700.00		1,700.00	1,700.00	
	Unit doors, tile replacement, rear stairs	1460		30,000.00		0.00	0.00	
	CT 15-3							
	Sidewalks, front entries	1450		2,800.00		0.00	0.00	
	Interior stairs, remodel baths, range hoods	1460		30,000.00		0.00	0.00	
	PHA-Wide							
	Siding, kitchens, fence&sidewalk repairs, outdoor lighting, railings, trash encl, doors, plantings, landscaping	1450		8,000.00		3,260.00	3,260.00	
	Appliances, laundry equipment, hot water heaters, hall lighting, radiators, boiler upgrade	1465		20,700.00		3,480.00	3,480.00	

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		
ANSONIA HOUSING AUTHORITY		Capital Fund Program Grant No: CT26P01550108 Rev. 1 CFFP (Yes/No) Replacement Housing Factor Grant No:		2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
	Cooling system in main office, basement storage area, maint garage, compactors, Tinney center, Ortoli Center	1470		22,500.00	5,333.00	5,333.00
	Lawn equip, snow equip, vehicle repair, mail sorter, file cabinets, computers, copier lease, Tinney equipment	1475		38,700.00	8,271.00	8,271.00
	Contingency	1502		33,878.00		
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.						

Part I: Summary

PHA Name: ANSONIA HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: CT26F01550109
Replacement Housing Factor Grant No: 2009

FFY of Grant: 2009

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation report for Period Ending: 6/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	\$25,409.00		
3	1408 Management Improvements	\$90,205.00		
4	1410 Administration (may not exceed 10% of line 21)	\$45,102.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$20,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$22,500.00		
10	1460 Dwelling Structures	\$143,762.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,700.00		
12	1470 Non-dwelling Structures	\$22,500.00		
13	1475 Non-dwelling Equipment	\$38,700.00		
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFP Grants for Operations.
⁴RHF funds shall be included here.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT26P01550109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2009
ANSONIA HOUSING AUTHORITY				
Type of Grant				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation report for Period Ending: 6/2009 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)	\$22,146.00		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$451,024.00		
21	Amount of line 20 related to LBP Activities			
22	Amount of line 20 related to 504 Activities			
23	Amount of line 20 related to Security - Soft Costs			
24	Amount of line 20 related to Security - Hard Costs			
25	Amount of line 20 related to Energy Conservation Measures			
Signature of Executive Director <i>James G. Brunson</i>		Signature of Public Housing Director		Date <i>October 21, 2010</i>

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units may use 100% of CFP Grants for Operations.
⁴RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: ANSONIA HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: CT26P01550109
 CFPP (Yes/No)
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide								
	Operations	1406		25,409.00				
	Management Improvement	1408		90,205.00				
	Administration	1410		45,102.00				
	A/E Fees	1430		20,000.00				
	CT 15-1							
	repair masonry, asphalt, curbs&stairs	1450		10,000.00				
	Lead paint abatement, security screens, VCT, floor replacement, kitchen cabinets, window glass, painting	1460		83,762.00				
	CT 15-2							
	exterior masonry, walkways	1450		1,700.00				
	Unit doors, tile replacement, rear stairs	1460		30,000.00				
	CT 15-3							
	Sidewalks, front entries	1450		2,800.00				
	Interior stairs, remodel baths, range hoods, appliances, painting	1460		30,000.00				
	PHA-Wide							
	Siding, kitchens, fence&sidewalk repairs, outdoor lighting, railings, trash encl, doors, plantings, landscaping	1450		8,000.00				
	Appliances, laundry equipment, hot water heaters, hall lighting, radiators, boiler upgrade	1465		20,700.00				

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:		
ANSONIA HOUSING AUTHORITY		Capital Fund Program Grant No: CT26P01550109 CFFP (Yes/No) Replacement Housing Factor Grant No:		2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
	Cooling system in main office, basement storage area, maint garage, compactors, Tinney center, Ortoli Center, balcony grates, circulators, trash bins	1470		22,500.00		
	Lawn equip, snow equip, vehicle repair, mail sorter, file cabinets, computers, copier lease, Tinney Center equipment	1475		38,700.00		
	Contingency	1502		22,146.00		
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement. ² To be completed for the Performance and Evaluation Report.						

