

PHA Plans

**Streamlined Annual
Version**

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

OMB No. 2577-0226
(exp. 05/31/2006)

Streamlined Annual PHA Plan for Fiscal Year: 2010

**PHA Name: Housing Authority of the
Town of Winchester**

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of the Town of Winchester

PHA Number: CT025

PHA Fiscal Year Beginning: 07/2010

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 80
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 238

PHA Consortia:

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

PHA Plan Contact Information:

Name: Fred W. Newman Phone: (860) 379-4573 x11
 TDD: Email: fnewman@winhouseauth.org

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2010
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

| | |
|--|----|
| Agency Identification | 1 |
| Table of Contents | 2 |
| PHA Plan Components | 3 |
| Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies) | 4 |
| Capital Improvement Needs | 5 |
| Section 8 Tenant Based Assistance—Section 8(v) Homeownership Program | 6 |
| Use of the Project-Based Voucher Program | 7 |
| PHA Statement of Consistency with the Consolidated Plan | 8 |
| Supporting Documents Available for Review for Streamlined Annual PHA Plans | 8 |
| Membership Resident Advisory Board | 11 |
| Resident Member on the PHA Governing Board | 12 |
| 2010 Capital Fund Program (CFP), Performance and Evaluation Report | 13 |
| 2010 Capital Fund Program (CFP), Physical Needs Assessment | 17 |
| 2010 Capital Fund Program (CFP), Five Year Plan, Part I | 19 |
| 2010 Capital Fund Program (CFP), Five Year Plan, Part II | 20 |
| 2010 Capital Fund Program (CFP), Five Year Plan, Part III | 22 |
| 2009 Capital Fund Recovery Grant (CFRG) Performance and Evaluation Report, Revision #1 | 24 |
| 2009 Capital Fund Program (CFP)Performance and Evaluation Report, Revision #2 | 28 |
| 2008 Capital Fund Program (CFP)Performance and Evaluation Report (Final) | 32 |
| Definition of Standard Deviation/Modification | 38 |
| VAWA Statement | 39 |

Attachments

| | |
|---------------------------------------|-----|
| WHA Mission Statement | A1 |
| Coals and Objectives | A2 |
| Revision of PHA Plan Elements | A4 |
| Housing Needs | A5 |
| Housing Strategies | A8 |
| Progress in Meeting Mission and Goals | A9 |
| Resident Advisory Board Input | A10 |

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans;
Hard copy sent to HUD: Hartford upon Board approval.

Form HUD-50070, Certification for a Drug-Free Workplace;
Hard copy sent to HUD: Hartford upon Board approval.

Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Hard copy sent to HUD: Hartford upon Board approval.

Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.
Hard copy sent to HUD: Hartford upon Board approval.

Form HUD-50075, Certification by State of Local Official of PHA Plans Consistency with the Consolidated Plans.
Hard copy sent to HUD: Hartford upon Board approval.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

| Site-Based Waiting Lists | | | | |
|--|-----------------------|---|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| Chestnut Grove Apartments CT-25 80 Chestnut Street Winsted, CT 06098 | 01/01/07 | 96.5% White 0.00% Asian 0.00% Am. Indian 3.703% Hispanic 62.96% Disabled | 97.14% White 0.00% Asian 0.00% Am. Indian 5.00% Hispanic 52.57% Disabled | 1.297% White (0.00%) Asian (0.00%) Am. Indian (1.297%) Hispanic (10.46%) Disabled |

2. What is the number of site based waiting list developments to which families may apply at one time? *One*
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? *One*. If applicant turns down unit offer, they go to the bottom of the list. If applicant is currently under a lease, the Authority will hold spot for up to 6 months.
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

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

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

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

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status | |
|--|---|
| a. Development Name: | |
| b. Development Number: | |
| c. Status of Grant: | <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: As part of the ARRA Stimulus funds received by WHA, the Authority may "federalize" other housing it owns – that is, make that housing part of the PHA's federally funded housing portfolio. This is part of the ARRA guidelines and was acknowledged in WHA's initial status report for the grant...particularly, the use of fungability to move CFRG and/or CFP Work Items out of grants to facilitate federalization and comprehensive/efficient use of all funding WHA receives from HUD.

While the details of federalization are still being defined by HUD at this writing, it is the intent of WHA to use the balance of its CFRG funds – **Grant #CT26S02550109** – to effect the federalization of its state public housing residences (forty, in total) at Greenwoods Garden. Proposed Capital Improvement Activities are to modernize bathrooms and/or install new windows.

Since the state – outside of Small Cities Grants – does not provide funding for Greenwoods Garden, federalization would provide a funding stream for the community...and assure that Greenwoods Garden is a community resource for Winsted in the years to come.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: *State of Connecticut, Consolidated Plan for Housing and Community Development, 2005-2009.*

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

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

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

The Authority has:

- Designated its Housing as Elderly only
- Formed coalitions involving the public, private and voluntary sectors in an effort to produce more low-cost housing.
- Established dialogue among financial institutions to expand their role in developing affordable housing.
- Worked towards coordinating resources between multiple sponsors to avoid duplication and maximize available funds.
- Increased attention to the special housing circumstances and needs of the elderly, per the Consolidated Plan.
- Provided assistance in place of residence enabling elderly persons to meet their household needs, accomplish daily chores, and is an arrangement which has been increasingly viewed as an alternative to more costly nursing home care.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i> | 5 Year and Annual Plans |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i> | Streamlined Annual Plans |
| X | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i> | 5 Year and standard Annual Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Deconcentration Income Analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| | Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. | Annual Plan: Capital Needs |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| | Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection. | Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

Membership Resident Advisory Board

Chestnut Grove Apartments

Al Garrison
80 Chestnut St. Apt. 2L
Winsted, CT 06098

Jeannette Miles
80 Chestnut St. Apt. 2V
Winsted, CT 06098

Melanie Syrene
80 Chestnut St. Apt. 4U
Winsted, CT 06098

David Pequignot
80 Chestnut St. Apt. 3P
Winsted, CT 06098

Laura Smith
80 Chestnut St. Apt. 2W
Winsted, CT 06098

Greenwoods Garden Apartments

Kevin Barry
31 Gay Street, Apt 13
Winsted, CT 06098

Bernice Laird
31 Gay Street, Apt 16
Winsted, CT 06098

Karen Budahazy
31 Gay Street, Apt 36
Winsted, CT 06098

Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **June D. Mickley**

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **05/01/05 to 05/01/10**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: **05/01/05 – 05/01/10**

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Board of Selectmen, Town of Winchester**

**Annual Statement/Performance and Evaluation Report
 Capital Funds Program and Capital Funds Program Replacement Housing Factors (CFP/CFPRHF)
 Part I: Summary**

| PHA Name: | | Housing Authority of the Town of Winchester | | Grant Type and Number | | Federal FY of Grant: |
|---|---|--|--------------|---|----------|----------------------|
| Original Annual Statement — Reserve for Disasters/Emergencies | | Capital Funds Program Grant No. CT26P02550110 | | Replacement Housing Factor Grant No. | | 2010 |
| Performance and Evaluation Report for Period Ending: | | _x_ Revised Annual Statement (#1) | | Final Performance and Evaluation Report | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| No. | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements | | \$17,200.00 | | | |
| 4 | 1410 Administration | | \$1,360.00 | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | \$20,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | \$8,500.00 | | | |
| 10 | 1460 Dwelling Structures | | \$87,940.00 | | | |
| 11 | 1465.2 Dwelling Equipment-Expendable | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1499 Development activities | | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (sum of Lines 2 - 20) | | \$135,000.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | | |
| 23 | Amount of Line 21 Related to 504 compliance | | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director of Native American Program Administrator and Date | | | | |

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

| PHA Name | Development Number Name/HA wide Activities | Development Number Name/HA wide Activities | Development Description of Major Work Categories | Grant Type and Number | | Federal FY of Grant | | | | Status of Work | |
|----------|---|---|--|--------------------------|----------------|----------------------|---------|-------------------|----------------|----------------|---|
| | | | | Development Account # | Quantity | Total Estimated Cost | | Total Actual Cost | | | |
| | | | | | | Original | Revised | Funds Obligated | Funds Expended | | |
| | | | <u>Management Improvements</u> 1. Management Improvements | 1408 | Authority-wide | \$7,200.00 | | | | | |
| | | | 2. Software/Computer Upgrades | 1408 | Authority-wide | \$10,000.00 | | | | | |
| | | | Total 1408 Account | | | \$17,200.00 | | | | | |
| | | | <u>Administration</u> 3. Capital Fund Accounting | 1410 | Authority-wide | \$900.00 | | | | | |
| | | | 4. Advertising | 1410 | Authority-wide | \$460.00 | | | | | |
| | | | Total 1410 Account | | | \$1,360.00 | | | | | |
| | | | <u>Fees and Costs</u> 5. A & E | 1430 | Authority-wide | \$20,000.00 | | | | | |
| | | | Total 1430 Account | | | \$20,000.00 | | | | | |
| | | | | | | | | | | | Loan payment of WHA company car. New Phone system. |

| Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFI/CFPRHF) Part III: Implementation Schedule | | | | | | |
|---|--|---|---------|---|-----------------------------|---------------------|
| PHA Name Housing Authority of the Town of Winchester | | Grant Type and Number Capital Fund Program No. CT26P02550110 Replacement Housing Factor No. | | | Federal FY of Grant 2010 | |
| Development Number Name/HA Wide Activities | | All Funds Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Federal FY of Grant |
| General Description of Work Categories | | Original | Revised | Original | Revised | |
| <u>Management Improvements</u> | | | Actual | | Actual | |
| 1. Management Improvements | | 06/30/12 | | 06/30/13 | | |
| 2. Software/Computer Upgrades | | 06/30/12 | | 06/30/13 | | |
| 3. Capital Fund Accounting | | 06/30/12 | | 06/30/13 | | |
| 4. Advertising | | 06/30/12 | | 06/30/13 | | |
| 5. Fees and Costs: A & E | | 06/30/12 | | 06/30/13 | | |
| <u>Chestnut Grove</u> | | | | | | |
| 6. Landscaping/Drive | | 06/30/12 | | 06/30/13 | | |
| 7. Unit Turnover | | 06/30/12 | | 06/30/13 | | |
| 8. New Elevator | | 06/30/12 | | 06/30/13 | | |
| 9. Energy Upgrades | | 06/30/12 | | 06/30/13 | | |

Physical Needs Assessment
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
 (exp. 12/31/2011)

| | | | |
|---|---|--|------------------------------------|
| HA Name Winchester Housing Authority | | <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____ | |
| Development Number AMP 10 | Development Name Chestnut Grove | DOFA Date or Construction Date 1972 | |
| Development Type | Occupancy Type | Structure Type | Number of Buildings |
| Rental <input checked="" type="checkbox"/> | Family <input type="checkbox"/> | Detached/Semi-Detached <input type="checkbox"/> | 1 |
| Turnkey III - Vacant <input type="checkbox"/> | Elderly <input checked="" type="checkbox"/> | Row <input type="checkbox"/> | Number of Vacant Units 0 |
| Turnkey III - Occupied <input type="checkbox"/> | Mixed <input type="checkbox"/> | Walk-Up <input type="checkbox"/> | Current Bedroom Distribution |
| Mutual Help <input type="checkbox"/> | | Elevator <input checked="" type="checkbox"/> | 0 _____ 1 80 2 _____ |
| Section 23, Bond Financed <input type="checkbox"/> | | | 3 _____ 4 _____ 5 _____ |
| General Description of Needed Physical Improvements | | | Total Current Units |
| | | | 100% |
| | | | Urgency of Need (1-5) |
| Carpeting | | | 2 |
| Masonry Repair | | | 3 |
| Painting | | | 2 |
| Community Room Renovations | | | 2 |
| Elevator Cylinder Replacement | | | 1 |
| Landscaping | | | 4 |
| Hallway Renovations | | | 4 |
| Roof Replacement | | | 5 |
| Energy Conservation Measures | | | 2 |
| Total Preliminary Estimated Hard Cost for Needed Physical Improvements | | \$ 314,950.00 | |
| Per Unit Hard Cost | | \$ 3,936.00 | |
| Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Development Has Long-Term Physical and Social Viability | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Date Assessment Prepared | | | |
| Source(s) of Information | | | |

Physical Needs Assessment
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
 (exp. 12/31/2011)

| | | | |
|---|--|--|------------------------------|
| HA Name Winchester Housing Authority | | <input checked="" type="checkbox"/> Original | |
| | | <input type="checkbox"/> Revision Number _____ | |
| Development Number AMP 11 | Development Name Greenwoods Garden | DOFA Date or Construction Date 1972 | |
| Development Type | Occupancy Type | Structure Type | Number of Buildings |
| Rental <input checked="" type="checkbox"/> | Family <input type="checkbox"/> | Detached/Semi-Detached <input checked="" type="checkbox"/> | 5 |
| Turnkey III - Vacant <input type="checkbox"/> | Elderly <input checked="" type="checkbox"/> | Row <input type="checkbox"/> | Current Bedroom Distribution |
| Turnkey III - Occupied <input type="checkbox"/> | Mixed <input type="checkbox"/> | Walk-Up <input type="checkbox"/> | 0 _____ 1 <u>26</u> 2 _____ |
| Mutual Help <input type="checkbox"/> | | Elevator <input type="checkbox"/> | 3 _____ 4 _____ 5 _____ |
| Section 23, Bond Financed <input type="checkbox"/> | | | 5+ _____ |
| General Description of Needed Physical Improvements | | | Number of Vacant Units 0 |
| | | | Total Current Units 100% |
| | | | Urgency of Need (1-5) |
| Flooring | | | 2 |
| Painting | | | 2 |
| Bathroom Upgrades | | | 1 |
| Energy Conservation Measures | | | 2 |
| Landscaping | | | 4 |
| Exterior Light Replacement | | | 5 |
| Total Preliminary Estimated Hard Cost for Needed Physical Improvements | | | \$ 115,615.00 |
| Per Unit Hard Cost | | | \$ 4,446.00 |
| Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Development Has Long-Term Physical and Social Viability | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Date Assessment Prepared | | | |
| Source(s) of Information | | | |

Part I: Summary

| PHA Name/Number Development Number and Name | Work Statement for Year 1 FFY _____ | Locality (City/County & State) | | | Original 5-Year Plan | | Revision No: |
|---|---|--|--|--|--|------|--------------|
| | | Work Statement for Year 2 FFY _____ | Work Statement for Year 3 FFY _____ | Work Statement for Year 4 FFY _____ | Work Statement for Year 5 FFY _____ | 2013 | 2014 |
| A. | | | | | | | |
| B. | Physical Improvements Subtotal | \$108,470.00 | \$107,930.00 | \$107,370.00 | \$106,795.00 | | |
| C. | Management Improvements | \$8,530.00 | \$8,530.00 | \$8,530.00 | \$8,530.00 | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | | |
| E. | Administration | | | | | | |
| F. | Other (A&E) | \$18,000.00 | \$18,540.00 | \$19,100.00 | \$19,675.00 | | |
| G. | Operations | | | | | | |
| H. | Demolition | | | | | | |
| I. | Development | | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | | |
| K. | Total CFP Funds | \$135,000.00 | \$135,000.00 | \$135,000.00 | \$135,000.00 | | |
| L. | Total Non-CFP Funds | | | | | | |
| M. | Grand Total | | | | | | |

**Annual Statement/Performance and Evaluation Report
 Capital Funds Program and Capital Funds Program Replacement Housing Factors (CFP/CFPRHF)
 Part I: Summary**

| PHA Name: Housing Authority of the Town of Winchester | | Grant Type and Number Capital Funds Program Grant No. CT26S02550109 Replacement Housing Factor Grant No. | | Federal FY of Grant: 2009 |
|---|---|--|-------------------|------------------------------|
| Original Annual Statement ___ Reserve for Disasters/Emergencies | | _x_ Revised Annual Statement (#1) | | |
| Performance and Evaluation Report for Period Ending: | | Final Performance and Evaluation Report | | |
| Line No. | Summary by Development Account | Total Estimated Cost | Total Actual Cost | |
| | | Original | Revised | Obligated |
| | | | | Expended |
| 1 | Total non-CFP Funds | | | |
| 2 | 1406 Operations | | | |
| 3 | 1408 Management Improvements | | | |
| 4 | 1410 Administration | | | |
| 5 | 1411 Audit | | | |
| 6 | 1415 Liquidated Damages | | | |
| 7 | 1430 Fees and Costs | \$14,655.41 | \$14,655.41 | \$14,655.41 |
| 8 | 1440 Site Acquisition | | | |
| 9 | 1450 Site Improvement | | | |
| 10 | 1460 Dwelling Structures | \$65,739.56 | \$65,739.56 | \$65,739.56 |
| 11 | 1465.2 Dwelling Equipment-Expendable | | | |
| 12 | 1470 Non-dwelling Structures | | | |
| 13 | 1475 Non-dwelling Equipment | | | |
| 14 | 1485 Demolition | | | |
| 15 | 1490 Replacement Reserve | | | |
| 16 | 1492 Moving to Work Demonstration | | | |
| 17 | 1495.1 Relocation Costs | | | |
| 18 | 1499 Development activities | \$53,596.03 | \$53,596.03 | \$0.00 |
| 19 | 1501 Collateralization or Debt Service | | | |
| 20 | 1502 Contingency | | | |
| 21 | Amount of Annual Grant (sum of Lines 2 - 20) | \$133,991.00 | \$133,991.00 | \$80,394.97 |
| 22 | Amount of Line 21 Related to LBP Activities | | | |
| 23 | Amount of Line 21 Related to 504 compliance | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | \$0.00 | \$0.00 | \$0.00 |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director of Native American Program Administrator and Date | | |

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

| PHA Name | Development Number Name/HA wide Activities | General Description of Major Work Categories | Development Account # | Quantity | Federal FY of Grant | | | | | | Status of Work |
|--|--|---|--------------------------|----------------|--|--------------------------------------|----------------------|-------------|-------------------|---|---|
| | | | | | Grant Type and Number | | Total Estimated Cost | | Total Actual Cost | | |
| | | | | | Capital Fund Program Grant No. CT26S02550109 | Replacement Housing Factor Grant No. | Original | Revised | Funds Obligated | Funds Expended | |
| <u>Management Improvements</u> CT 25-2 Chestnut Grove | 1. Fees and Costs: A & E Total 1430 Account | | 1430 | Authority-wide | \$14,655.41 | \$14,655.41 | \$14,655.41 | \$14,655.41 | \$14,655.41 | \$14,655.41 | |
| | | | | | \$14,655.41 | \$14,655.41 | \$14,655.41 | \$14,655.41 | \$14,655.41 | | |
| | 2. Carpeting in Hall/Units | | 1460 | Authority-wide | \$28,018.02 | \$28,018.02 | \$28,018.02 | \$28,018.02 | \$28,018.02 | \$28,018.02 | A Modernization Work Item in WHA's CFP that was moved to the CFRP to expedite work per the spirit of the Stimulus. This work is complete. Additional carpeting/flooring replacement will occur as part of the Authority's 2009 CFP 20009 grant. |
| | | | | | | | | | | | |
| 3. Masonry Repair | | 1460 | Authority-wide | \$37,721.54 | \$37,721.54 | \$37,721.54 | \$37,721.54 | \$37,721.54 | \$37,721.54 | A Modernization Work Item in WHA's CFP that was moved to the CFRP to expedite work per the spirit of the Stimulus. This work is complete. | |
| | | | | | | | | | | | |
| 4. Painting (Unit) | | 1460 | 8 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | A Modernization Work Item in WHA's CFP that was moved to the CFRP to expedite work per the spirit of the Stimulus. This work will occur out of the Authority's 2009 CFP as necessary. | |
| | | | | | | | | | | | |

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

| PHA Name | Grant Type and Number | | Federal FY of Grant | | | | |
|--|--|--|----------------------|--------------|-------------------|-----------------|--|
| | Housing Authority of the Town of Winchester Development Number Name/HA wide Activities | Capital Fund Program Grant No. CT26S02550109 | 2009 | | 2009 | | |
| | | Replacement Housing Factor Grant No. | Total Estimated Cost | | Total Actual Cost | | |
| | | Development Account # | Quantity | Original | Revised | Funds Obligated | Funds Expended |
| General Description of Major Work Categories | Development Account # | Quantity | Original | Revised | Funds Obligated | Funds Expended | Status of Work |
| 5. Telephone Entry | 1460 | Authority-wide | \$0.00 | \$0.00 | \$0.00 | \$0.00 | A Modernization Work Item in WHA's CFP that was moved to the CFRP to expedite work per the spirit of the Stimulus. This work is in process and will be funded out of WHA's 2009 CFP...where it originally resided as a Work Item. |
| Total 1460 Account | | | \$65,739.56 | \$65,739.56 | \$65,739.56 | \$65,739.56 | |
| 6. Federalization of Greenwoods Garden | 1499 | | \$53,596.03 | \$53,596.03 | \$0.00 | \$0.00 | The ability of PHAs to use CFRG funds to "federalize" other housing it owns - that is, make that housing part of the PHA's federally funded housing portfolio - is part of the CFRG and was acknowledged in WHA's initial status report for the grant..particularly, the use of fungability to move CFRG and/or CFP Work Items out of grants to facilitate federalization <u>and</u> comprehensive/efficient use of all funding WHA receives from HUD. |
| Total 1499 Account | | | \$53,596.03 | \$53,596.03 | \$0.00 | \$0.00 | While the details of federalization are still being defined by HUD at this writing, it is the intent of WHA to use the balance of its CFRG funds to effect the federalization of its state public housing residences (twenty-six, in total) at Greenwoods Garden. |
| TOTAL CAPITAL GRANT FUND | | | \$133,991.00 | \$133,991.00 | \$80,394.97 | \$80,394.97 | |

| Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFI/CFPRHF) Part III: Implementation Schedule | | | | | | | | | |
|---|--|---|--|---------|----------------------------------|----------------------------------|----------|--|--|
| PHA Name Housing Authority of the Town of Winchester | | Grant Type and Number Capital Fund Program No. CT26S02550109 Replacement Housing Factor No. | | | | Federal FY of Grant 2009 | | | |
| Development Number Name/HA Wide Activities General Description of Work Categories | All Funds Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Federal FY of Grant | | | | |
| | Original | Revised | Original | Revised | Actual | | | | |
| <u>Management Improvements</u> 1. Fees and Costs: A & E | 03/17/10 | | 03/17/11 | | 09/30/09 | | 09/30/09 | | Since, as part of this amendment, the remaining grant Work Items are being moved to WHA's 2009 CFP, those bidding and program administration tasks associated with those projects will also be moved (and funded) by the 2009 CFP. Work complete. |
| <u>Chestnut Grove</u> 2. Carpeting in Hall/Units 3. Masonry Repair 4. Painting 5. Telephone Entry System | 03/17/10 03/17/10 03/17/10 03/17/10 | | 03/17/11 03/17/11 03/17/11 03/17/11 | | 04/06/09 03/25/09 NA NA | 06/30/09 09/30/09 NA NA | 09/30/09 | | Work complete. Work complete. Work Item moved to 2009 CFP. Work Item moved to 2009 CFP. |
| <u>Development Activities</u> 6. Federalization of Greenwoods Garden | 03/17/10 | | 03/17/11 | | | | | | It is the intent of WHA to use the balance of its CFRG funds to "federalize" Greenwoods Garden...the Authority's state public housing development. This is currently a work in process. |

**Annual Statement/Performance and Evaluation Report
 Capital Funds Program and Capital Funds Program Replacement Housing Factors (CFP/CFPRHF)
 Part I: Summary**

| PHA Name: | | Grant Type and Number | | Federal FY of Grant: | |
|---|---|---|--------------|----------------------|-------------------|
| Housing Authority of the Town of Winchester | | Capital Funds Program Grant No. CT26PO2550109 | | 2009 | |
| Original Annual Statement — Reserve for Disasters/Emergencies | | Replacement Housing Factor Grant No. | | | |
| Performance and Evaluation Report for Period Ending: | | <input checked="" type="checkbox"/> Revised Annual Statement (#2) <input type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | Obligated | Expended | Total Actual Cost |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | \$8,132.91 | \$8,132.91 | | \$7,132.91 |
| 4 | 1410 Administration | \$459.00 | \$459.00 | | \$249.48 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$25,000.00 | \$30,000.00 | | \$11,824.08 |
| 8 | 1440 Site Acquisition | \$30,000.00 | \$25,000.00 | | \$742.07 |
| 9 | 1450 Site Improvement | \$3,000.00 | \$3,000.00 | | \$0.00 |
| 10 | 1460 Dwelling Structures | \$30,000.00 | \$30,000.00 | | \$15,208.26 |
| 11 | 1465.2 Dwelling Equipment-Expendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | \$7,458.09 | \$7,458.09 | | \$0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (sum of Lines 2 - 20) | \$104,050.00 | \$104,050.00 | | \$35,156.80 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to 504 compliance | | | | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | | | \$10,248.93 |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director of Native American Program Administrator and Date | | | |

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

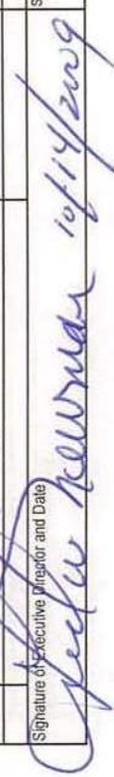
| Housing Authority of the Town of Winchester Development Number Name/HA wide Activities | | Grant Type and Number | | Federal FY of Grant | | | | Status of Work |
|--|-------------------------------|--|--------------------|-----------------------|--------------------|----------------------|--------------------|--|
| | | Capital Fund Program Grant No. CT26PO2550109 | | 2009 | | Total Actual Cost | | |
| | | Gen Des | General Categories | Development Account # | Quantity | Total Estimated Cost | Funds Obligated | |
| <u>Management Improvements</u> | 1. Management Improvements | | 1408 | Authority-wide | \$7,132.91 | \$7,132.91 | \$7,132.91 | Loan payment of WHA staff car. |
| | 2. Software/Computer Upgrades | | 1408 | Authority-wide | \$1,000.00 | \$1,000.00 | | |
| | Total 1408 Account | | | | \$8,132.91 | \$8,132.91 | \$7,132.91 | |
| | 3. Capital Fund Accounting | | 1410 | Authority-wide | \$0.00 | \$0.00 | \$249.48 | |
| | 4. Advertising | | 1410 | Authority-wide | \$459.00 | \$459.00 | \$249.48 | |
| | Total 1410 Account | | | | \$459.00 | \$459.00 | \$249.48 | |
| <u>CT 25-2 Chestnut Grove</u> | 5. Fees and Costs: A & E | | 1430 | Authority-wide | \$25,000.00 | \$30,000.00 | \$11,824.08 | WHA has received significant (and unanticipated) grant funds in excess of \$250k over the last year. This required additional design and program tasks that have increased this line item. |
| | Total 1430 Account | | | | \$25,000.00 | \$30,000.00 | \$11,824.08 | |
| | 6. Property Purchase | | 1440.1 | Authority-wide | \$30,000.00 | \$25,000.00 | \$742.07 | The Authority currently uses land for parking that is owned by its neighbor. The Authority has an opportunity to purchase this property...which would also provide room for expanding limited parking resources. Property has been appraised, mapped, and title searched.... |
| | Total 1440.1 Account | | | | \$30,000.00 | \$25,000.00 | \$742.07 | |

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

| PHA Name | Development Number Name/HA wide Activities | Gen eral Des | General Description of Major Work Categories | Grant Type and Number | | Federal FY of Grant | | Status of Work | | |
|--|---|--------------------|---|--------------------------|----------------|----------------------|--------------|--|--------------------|-------------------|
| | | | | Development Account # | Quantity | Total Estimated Cost | | | Total Actual Cost | |
| | | | | | | Original | Revised | | Funds Obligated | Funds Expended |
| | | | | | | | | 2009 | | |
| Housing Authority of the Town of Winchester | | | | | | | | | | |
| Capital Fund Program Grant No. CT26PO250109 | | | | | | | | | | |
| Replacement Housing Factor Grant No. | | | | | | | | | | |
| | | | Total 1450 Account | 1450 | Authority-wide | \$5,000.00 | \$3,000.00 | | | |
| | | | 7. Landscaping/Drive | | | \$5,000.00 | \$3,000.00 | | | |
| | | | Total 1460 Account | 1460 | Authority-wide | \$10,000.00 | \$5,000.00 | | | |
| | | | 8. Carpeting | | | \$1,208.26 | \$1,208.26 | | | |
| | | | 9. Painting (Unit) | 1460 | 8 | \$15,000.00 | \$11,000.00 | | | |
| | | | 10. Telephone Entry System | 1460 | Authority-wide | \$5,000.00 | \$14,000.00 | Work in progress. Expected completion by 12/01/09. Closeout in progress. | | |
| | | | Total 1475 Account | 1470 | | \$30,000.00 | \$30,000.00 | | | |
| | | | 11. Community Room | | | \$7,458.09 | \$7,458.09 | Purchase new furniture and decorations for Community Room. | | |
| | | | Total CAPITAL GRANT FUND | | | \$106,050.00 | \$104,050.00 | | | |
| | | | | | | \$35,156.80 | \$31,405.73 | | | |

| Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | | | |
|---|----------|---|---------|---|-----------------------------|---------------------|----------------------|--|--|
| PHA Name Housing Authority of the Town of Winchester | | Grant Type and Number Capital Fund Program No. CT26PO2550109 Replacement Housing Factor No. | | | Federal FY of Grant 2009 | | | | |
| Development Number Name/HA Wide Activities | | All Funds Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Federal FY of Grant | | | |
| General Description of Work Categories | | Original | Revised | Actual | Original | Revised | Actual | | |
| <u>Management Improvements</u> | | | | | | | | | |
| 1. Management Improvements | 06/30/11 | | | 09/30/09 | 06/30/12 | 09/30/09 | | | |
| 2. Software/Computer Upgrades | 06/30/11 | | | | 06/30/12 | | | | |
| 3. Capital Fund Accounting | 06/30/11 | | | | 06/30/12 | | | | |
| 4. Advertising | 06/30/11 | | | | 06/30/12 | | | | |
| 5. Fees and Costs: A & E | 06/30/11 | | | | 06/30/12 | | | | |
| <u>Chestnut Grove</u> | | | | | | | | | |
| 6. Property Purchase | 06/30/11 | | | | 06/30/12 | | | | |
| 7. Landscaping/Drive | 06/30/11 | | | | 06/30/12 | | | | |
| 8. Carpeting | 06/30/11 | | | | 06/30/12 | | | | |
| 9. Painting | 06/30/11 | | | | 06/30/12 | | | | |
| 10. Telephone Entry System | 06/30/11 | | | 09/30/09 | 06/30/12 | | | | |
| 11. Community Room | 06/30/11 | | | | 06/30/12 | | | | |
| | | | | | | | Project in progress. | | |

**Annual Statement/Performance and Evaluation Report
 Capital Funds Program and Capital Funds Program Replacement Housing Factors (CFP/CFPRHF)
 Part I: Summary**

| PHA Name: | | Grant Type and Number | | Federal FY of Grant: | |
|---|---|--|---------------------|----------------------|--|
| Housing Authority of the Town of Winchester | | Capital Funds Program Grant No. CT26PO2550108 | | 2008 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | Replacement Housing Factor Grant No. <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | \$216,252.00 | \$216,252.00 | \$216,252.00 | \$216,252.00 |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | \$3,428.68 | \$3,428.68 | \$3,428.68 | \$3,428.68 |
| 4 | 1410 Administration | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$31,750.00 | \$31,750.00 | \$31,750.00 | \$31,750.00 |
| 8 | 1440 Site Acquisition | \$14,986.32 | \$12,424.18 | \$12,424.18 | \$12,424.18 |
| 9 | 1450 Site Improvement | \$27,101.11 | \$16,359.55 | \$16,359.55 | \$16,359.55 |
| 10 | 1460 Dwelling Structures | \$28,568.89 | \$41,892.59 | \$41,892.59 | \$41,892.59 |
| 11 | 1465.2 Dwelling Equipment-Expendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant (sum of Lines 2 - 20) | \$105,855.00 | \$105,855.00 | \$105,855.00 | \$105,855.00 |
| 22 | Amount of Line 21 Related to LBP Activities | | | | |
| 23 | Amount of Line 21 Related to 504 compliance | | \$73,185.39 | \$73,185.39 | \$63,185.39 |
| 24 | Amount of Line 21 Related to Security - Soft Costs | | \$25,000.00 | | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | | | | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | | \$11,201.93 | | |
| Signature of Executive Director and Date | |  Jeffrey Kowman 10/14/2009 | | | Signature of Public Housing Director of Native American Program Administrator and Date |

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

| PHA Name | Grant Type and Number | | Federal FY of Grant | | Status of Work | | |
|--|---|--|----------------------|-------------------|-----------------|----------------|-------------|
| | Housing Authority of the Town of Winchester | | 2008 | | | | |
| | Development Number Name/HA wide Activities | General Description of Major Work Categories | Total Estimated Cost | Total Actual Cost | | | |
| Capital Fund Program Grant No. CT28P02550108 | | Quantity | Original | Revised | Funds Obligated | Funds Expended | |
| <u>Management Improvements</u> | 1. Management Improvements 2. Software/Computer Upgrades | 1408 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | |
| | | 1408 | \$ 2,928.68 | \$ 2,928.68 | \$ 2,928.68 | \$ 2,928.68 | \$ 2,928.68 |
| | Total 1408 Account | | | \$ 3,428.68 | \$ 3,428.68 | \$ 3,428.68 | \$ 3,428.68 |
| | 3. Capital Fund Accounting 4. Advertising | 1410 | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 1410 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total 1410 Account | | | \$ - | \$ - | \$ - | \$ - | |
| 5. Fees and Costs: A & E | | 1430 | \$ 31,750.00 | \$ 31,750.00 | \$ 31,750.00 | \$ 31,750.00 | |
| Total 1430 Account | | | \$ 31,750.00 | \$ 31,750.00 | \$ 31,750.00 | \$ 31,750.00 | |

WHA has received significant (\$218K) capital improvement funding from Small Cities (CDBG) Grant funds. However, A/E tasks must be funded from other sources...which for the Authority is its CFP grant. Thus, 1430 charges in this grant are higher than have been historically associated with past WHA's use of CFP funds for the 1430 Account.

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

| PHA Name | Development Number Name/HA wide Activities | General Description of Major Work Categories | Development A account # | Quantity | Total Estimated Cost | | | Total Actual Cost | | Status of Work |
|------------------------|---|--|----------------------------|---------------------|----------------------|---------------------|---------------------|---------------------|---|----------------|
| | | | | | Original | Revised | Funds Obligated | Funds Expended | 2008 | |
| | | | | | | | | | | |
| CT 25-2 Chestnut Grove | 6. Property Purchase | 1440.1 | Authority-wide | \$ 5,500.00 | \$ - | \$ - | \$ - | \$ - | WHA currently uses land owned by its neighbor for parking. The Authority has an opportunity to purchase this property, which will also provided room for expanding limited parking resources. Funds will function as earnest money only. Property undergoing appraisal... purchase price TBD. | |
| | 7. Surveys and Maps | 1440.4 | Authority-wide | \$ 7,615.00 | \$ 11,666.25 | \$ 11,666.25 | \$ 11,666.25 | \$ 11,666.25 | Property appraisal, survey, and environmental studies. | |
| | 8. Legal Costs-Site | 1440.8 | Authority-wide | \$ 1,871.32 | \$ 757.93 | \$ 757.93 | \$ 757.93 | \$ 757.93 | | |
| | Total 1440.1 Account | | | \$ 14,986.32 | \$ 12,424.18 | \$ 12,424.18 | \$ 12,424.18 | \$ 12,424.18 | | |

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

| PHA Name | Development Number Name/HA wide Activities | Housing Authority of the Town of Winchester General Description of Major Work Categories | Grant Type and Number Capital Fund Program Grant No. CT28P02550108 Replacement Housing Factor Grant No. | Quantity | Development Account # | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|----------|---|---|---|----------------|--------------------------|----------------------|--------------|-------------------|----------------|--|
| | | | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | | | |
| | | 9. Landscaping/Drive | | Authority-wide | 1450 | \$ 27,101.11 | \$ 16,359.55 | \$ 27,101.11 | \$ 27,101.11 | Project complete....\$153,067 from SCG. |
| | | 9a. Landscaping/Drive: Reprogramming Funds | | Authority-wide | 1450 | \$ 27,101.11 | \$ 16,359.55 | (\$ 10,741.56) | (\$ 10,741.56) | Project complete. As a result of efficiencies in construction, an additional \$30,000 was made available to the Authority. A portion of those funds were used to fund additional work through the SCG. |
| | | | | | | \$ 27,101.11 | \$ 16,359.55 | \$ 27,101.11 | \$ 16,359.55 | The balance - \$20,301.56 - has been used to reimburse WHA for the purchase of site lights and site light poles related to the project...but not funded by the SCG at the time they were purchased...instead, using CFP funds. |
| | | | | | | \$ 27,101.11 | \$ 16,359.55 | \$ 27,101.11 | \$ 16,359.55 | As a result, the Authority will re-program 1450 funds already expended in projects related to SCG funding(\$20,301.56) for additional site repairs (sidewalk and wall replacement repairs) totaling \$9,580.00. |
| | | | | | | \$ 27,101.11 | \$ 16,359.55 | \$ 27,101.11 | \$ 16,359.55 | In addition, WHA has used these funds for the installation of a Telephone Entry System (\$11,201.93) that is part of the current 2008 CFP... 1460 Account, Item 13 of this grant. |
| | | Total 1450 Account | | | | \$ 27,101.11 | \$ 16,359.55 | \$ 27,101.11 | \$ 16,359.55 | |

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

| PHA Name | Development Number Name/HA wide Activities | Housing Authority of the Town of Winchester General Description of Major Work Categories | Grant Type and Number | | Capital Fund Program Grant No. CT28PO2550108 | | Replacement Housing Factor Grant No. | | Federal FY of Grant | | | | Status of Work |
|----------|---|---|----------------------------|----------------|--|---------------|--------------------------------------|----------------|---------------------|--|--|--|---|
| | | | Development A account # | Quantity | Total Estimated Cost | | Total Actual Cost | | 2008 | | | | |
| | | | | | Original | Revised | Funds Obligated | Funds Expended | | | | | |
| | | | 1460 | 4 | \$ - | \$ - | \$ - | \$ - | | | | | |
| | | 10. Bathroom Renovations: SCG Funds* | 1460 | Authority-wide | \$ 11,141.55 | \$ 13,316.41 | \$ 13,316.41 | \$ 13,316.41 | | | | | Project complete. Fully funded via Small Cities Grant...\$63,186. |
| | | 11. Carpeting | 1460 | Authority-wide | \$ 13,228.00 | \$ 13,228.00 | \$ 13,228.00 | \$ 13,228.00 | | | | | WHA has received ARRA funds. At this time, the Authority expects ARRA will fund the remainder of this initiative. |
| | | 12. Painting (Unit) | 1460 | Authority-wide | \$ 1,011.34 | \$ 11,201.93 | \$ 11,201.93 | \$ 11,201.93 | | | | | WHA expects to continue this work out of its 2009 CFP. |
| | | 13. Telephone Entry System | 1460 | Authority-wide | \$ 3,206.00 | \$ 4,146.25 | \$ 4,146.25 | \$ 4,146.25 | | | | | WHA has received ARRA funds. At this time, the Authority expects ARRA will fund a portion of this initiative. |
| | | 14. Heating | 1460 | 1 | \$ 28,588.89 | \$ 41,892.59 | \$ 41,892.59 | \$ 41,892.59 | | | | | In addition WHA has re-programmed \$10,741.56 made available via a reimbursement of CFP funds from its SCG funding. |
| | | TOTAL CAPITAL GRANT FUND | | | \$ 105,855.00 | \$ 105,855.00 | \$ 105,855.00 | \$ 105,855.00 | | | | | Complete. |
| | | Total 1460 Account | | | \$ 28,588.89 | \$ 41,892.59 | \$ 41,892.59 | \$ 41,892.59 | | | | | 41,892.59 |
| | | TOTAL CAPITAL GRANT FUND | | | \$ 105,855.00 | \$ 105,855.00 | \$ 105,855.00 | \$ 105,855.00 | | | | | 105,855.00 |

| Annual Statement/Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | | | |
|---|--|----------|---|----------|----------|-----------------------------|----------|----------|---|
| PHA Name Housing Authority of the Town of Winchester | | | Grant Type and Number Capital Fund Program No. CT26P02550108 Replacement Housing Factor No. | | | Federal FY of Grant 2008 | | | |
| Development Number Name/HA Wide Activities General Description of Work Categories | All Funds Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Actual | Original | Revised | Actual | Federal FY of Grant |
| | Original | Revised | Original | Revised | | | | | |
| Management Improvements | | | | | | | | | |
| 1. Management Improvements | 06/30/10 | 12/31/08 | 06/30/11 | 12/31/08 | 12/31/08 | 06/30/11 | 12/31/08 | 12/31/08 | |
| 2. Software/Computer Upgrades | 06/30/10 | 03/30/09 | 06/30/11 | 03/30/09 | 03/30/09 | 06/30/11 | 03/30/09 | 03/30/09 | |
| 3. Capital Fund Accounting | 06/30/10 | NA | 06/30/11 | NA | NA | 06/30/11 | NA | NA | Removed from Grant |
| 4. Advertising | 06/30/10 | NA | 06/30/11 | NA | NA | 06/30/11 | NA | NA | Removed from Grant |
| 5. Fees and Costs: A & E | 06/30/10 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | |
| Chestnut Grove | | | | | | | | | |
| 6. Property Purchase | 06/30/10 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | |
| 7. Landscaping/Drive | 06/30/10 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | |
| 8. Carpeting | 06/30/10 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | |
| 9. Painting | 06/30/10 | 12/31/08 | 06/30/11 | 12/31/08 | 12/31/08 | 06/30/11 | 06/30/09 | 06/30/09 | |
| 10. Bathroom Renovations | 06/30/10 | 03/30/09 | 06/30/11 | 03/30/09 | 03/30/09 | 06/30/11 | 06/30/09 | 06/30/09 | |
| 11. Telephone Entry System | 06/30/10 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | 06/30/11 | 09/30/09 | 09/30/09 | Phased project. Remaining work to be funded by ARRA or CFP 2009 funds. |
| 12. Heating | 06/30/10 | 12/31/08 | 06/30/11 | 12/31/08 | 12/31/08 | 06/30/11 | 12/31/08 | 12/31/08 | |

Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 – Fax: 860-379-0430

Anthony J. Paige, Jr. - Chairman
John R. Sullivan, - Vice-Chairman
Joan T. Jones, - Treasurer
June D. Mickley, - Assist. Treasurer
Neil R. Kelsey, - Commissioner

Fred W. Newman, - Executive Director

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLL (Consultant to WHA)

Re: Definition of Standard Deviation/Modification

Date: 02/25/10

To whom it may concern:

The Winchester Housing is revising its definition of standard deviation/modification and is attaching this definition to its 2010 Agency Plan.

The Winchester Housing Authority defines substantial deviation and/or modification of its Agency Plan as follows:

1. Changes in rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund that exceed \$30,000; and
3. Any change with regard to demolition, or disposition, designation. Homeownership, or conversion activities.

Should significant amendments or substantial deviation/modifications to an Agency Plan be required, the Winchester Housing Authority shall follow the same requirements as the original Agency Plan.



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 - Fax: 860-379-0430

Anthony J. Paige, Jr. - Chairman
John R. Sullivan, - Vice-Chairman
Joan T. Jones, - Treasurer
June D. Mickley, - Assist. Treasurer
Neil R. Kelsey, - Commissioner

Fred W. Newman, - Executive Director

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: VAWA Statement

Date: 02/25/10

To whom it may concern:

The Winchester Housing Authority (WHA) is acting in full accordance with the (**VAWA**) to extend the rights and protection it affords qualified Public Housing and Housing Choice Voucher assisted tenants and members of their households who are victims of criminal domestic violence. Dating violence, sexual assault and stalking.

WHA staff has received training about the protection afforded by VAWA and are alert to the various circumstances in which participants may need to be reminded of their possible VAWA protections.

Furthermore, the reader should know the WHA's *Administrative Plan, Chapter 4, Section 4.4, paragraph 4.4.1.4* sets forth the Authority's VAWA policy as follows:

It is the policy of the WHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of violence. Should the staff of WHA become aware of a victim of domestic violence, the HA will refer the victim to such providers of shelter or services appropriate. In the case of an individual currently receiving assistance, (Housing or Rental Assistance), that the assistance continue using newly computed assistance rates. All applicants who may have already applied under the current application process, and who are on the waiting list, may remain on the Waiting List with the past stated preferences."



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: WHA Mission Statement

Date: 07/06/10

The Winchester Housing Authority Mission Statement is:

The mission of the Winchester Housing Authority is to provide, without any type of discrimination, decent, safe, affordable housing and a suitable living environment for its residents

Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 – Fax: 860-379-0430

Anthony J. Paige, Jr. - Chairman
John R. Sullivan, - Vice-Chairman
Joan T. Jones, - Treasurer
June D. Mickley, - Assist. Treasurer
Neil R. Kelsey, - Commissioner

Fred W. Newman, - Executive Director

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: Goals and Objectives

Date: 07/06/10

For its 2010 Annual Plan, the Winchester Housing Authority Goals and Objectives are:

- A. Goal One: *Maintain the Winchester Housing Authority's "High Performer" status (a PHMAP score of 90 or better) for its public housing and Section Eight programs across the duration of the Plan.*

Fundamental to this idea is:

1. Full compliance with applicable HUD and State of Connecticut statutes and regulations and all Fair Housing regulations.
2. Continued investment in business infrastructure and staff that makes sustained performance possible.

- B. Goal Two: *Continue to strive to meet local housing needs, through partnerships:*

1. The Winchester Housing Authority and its affiliate, WHADC, continue to evaluate the housing needs and opportunities within its community on a periodic basis through its continued involvement with community leaders and planners.
2. The Housing Authority will seek funding and services that are available through State, Federal and private sources...and, which would provide rental assistance, affordable homeownership opportunities, and supportive services to current and future WHA residents.
3. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities; and, determine whether they are appropriate/consistent with the Town and Authority's current goals and objectives.



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

4. Continue to enhance it's working relationship with Authority stakeholders by seeking input from the Authority's Resident Advisory Board(s), residents, and /neighbors of Authority property.

C. Goal Three: Expand the Authority's elderly/disabled housing portfolio.

1. In partnership with its 501c3 affiliate, the Winchester Housing Authority Development Corporation seeks to develop/plan for the creation of Housing Development Assistant position. This position will help the Authority with community development tasks moving forward...which, WHA sees as essential to achieving its long term goals.
2. Apply for additional rental vouchers under the Section 8 Program as funds become available through the Department of Housing & Urban Development (HUD) and are consistent with community need as defined by HUD.
3. Obtain permission from HUD to establish as Project-based Voucher Program pursuant to 24 CFR 983 for up to 15% of the agency's current funding for Section 8. This will permit the conversion of tenant-based rental subsidies to unit-based rental subsidies...or, enable the Authority's non-profit to create additional housing that is owned and operated by the Authority.
4. Complete, within the next four years, all projects currently under planning and development.

This includes:

- a. Federalization of 26 units at the Authority's Greenwoods Garden community.
- b. Expansion of the Authority's Chestnut Grove building by 26 units.
5. Development of Carriage Maker Place (32 units of moderate elderly housing) through the Authority's WHADC subsidiary.

D. Goal Four: Increase Availability of Supportive Services to residents of WHA properties.

1. Develop plan for the inclusion of high quality supportive services that augment WHADC's property management.
2. Create dialogue regarding a consortium of Northwest Connecticut housing nonprofits and supportive service providers – as well as interested state agencies - with the purpose of developing/collaborating/sharing supportive service resources. The goal is to “raise the bar” concerning the quality of services as well as creating economy of scale that makes better/shared (and reduced) cost of delivery a realistic expectation.

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: Revision of PHA Plan Elements

Date: 07/06/10

Aside from changes in the sequencing of capital improvement projects – particularly in response to significant grant income which exceeded \$383,000 in Small Cities Grant and ARRA funding – there have been no revisions of WHA's PHA Plan from its past iteration.



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: Housing Needs of Families in the Jurisdiction Served by the PHA

Date: 07/06/10

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|----------------------|---------------|----------------|----------------------|-------------|-----------------|
| Family Type | Overall | Affordability | Supply | Quality | Accessibility | Size | Location |
| Income <= 30% of AMI | 214,474 | NA | NA | NA | NA | NA | NA |
| Income >= 30% of AMI but <= 50% of AMI | 171,271 | NA | NA | NA | NA | NA | NA |
| Elderly | 506,202 | | | | | | |
| Families with Disabilities | 356,021 | | | | | | |
| White Non-Hispanic | 2,577,077 | | | | | | |
| Black Non-Hispanic | 315,883 | | | | | | |
| Hispanic | 419,391 | | | | | | |
| Other | 136,360 | | | | | | |

Note:

1. **Local information not available. Utilizing state-wide Data Source is *State of Connecticut 2010-15 Consolidated Plan, (Draft)* for population/family type information.**
2. **NA= Not Available**
- 3.



Equal Housing Opportunity
Business built in accordance with the federal fair housing law

| Housing Needs of Families on the Waiting List: PHA | | | |
|---|------------------------------------|------------------------------------|------------------------|
| | # of families | % of total families | Annual Turnover |
| Waiting List Total | 77 | 100% | 33 |
| Extremely low income <= 30% | 40 | 52% | |
| Very low Income (>= 30% of AMI but <= 50% of AMI) | 19 | 25% | |
| Low Income >= 50% of AMI but <= 80% of AMI | 18 | 23% | |
| Families with Children | N/A, Elderly and Disabled | N/A, Elderly and Disabled | |
| | | | |
| Elderly, Families | 0 | 0.00% | |
| Elderly, Single Household | 49 | 63.64% | |
| Families With Disabilities | 28 | 36.36% | |
| White Non-Hispanic | 46 | 59.74% | |
| Black Non-Hispanic | 3 | 3.90% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 0 BR | 67 | 84.82% | |
| 1 BR | 12 | 15.18% | |
| | | | |
| Is the waiting list closed? No | | | |

| Housing Needs of Families on the Waiting List: Section 8 | | | |
|---|----------------------|----------------------------|------------------------|
| | # of families | % if total families | Annual Turnover |
| Waiting List Total | 218 | 100% | |
| Extremely low income <= 30% | 153 | 70.18% | |
| Very low Income (>= 30% of AMI but <= 50% of AMI) | 65 | 29.82% | |
| Low Income >= 50% of AMI but <= 80% of AMI | 0 | 0.00% | |
| Families with Children | | | |
| Elderly Families | 37 | 16.97% | |
| Families With Disabilities | 40 | 18.35% | |
| White Non-Hispanic | 130 | 59.63% | |
| Black Non-Hispanic | 11 | 5.050% | |
| Characteristics by Bedroom Size | | | |
| 1 BR | 92 | 42.20% | |
| 2 BR | 83 | 38.07% | |
| 3 BR | 36 | 16.51% | |
| 4 BR | 7 | 3.21% | |
| Is the waiting list closed? No | | | |

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: WHA Housing Strategies

Date: 07/06/10

1. Maximize the number of affordable units available to the PHA within its current resources by:
 - a. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
 - b. Maintain or increase Section 8 lease-up rates by establishing standards that will enable families to rent throughout jurisdiction.
 - c. Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program.
 - d. Participate in Consolidate Plan development proves to ensure coordination with broader community strategies
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 other than public housing or Section 8 based assistance.
3. Reasons for selecting Strategies:
 - a. Funding constraints
 - b. Staffing Constraints
 - c. Influence of housing market on PHA programs
 - d. Results of consultation with residents and the Resident Advisory Board.

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: Progress in Meeting Mission and Goals

Date: 07/06/10

A. *Winchester Housing Authority's continues "High Performer" status*

B. *Developing partners....*

1. Over the last five years, WHA has partnered with neighboring towns in Northwest Connecticut to better utilize its Section 8 vouchers on a regional basis. This work continues.
2. For the expansion of its Chestnut Grove community, WHA is negotiating a partnership with Good Samaritan as part of the development team.
3. WHA is in the planning stages for creating a regional consortium of organizations that are stakeholders in supportive care for elderly and disabled. Notably, Northwest Connecticut Community College and Visiting Nurses of Northwest Connecticut...both of which are based in Winsted, Connecticut.

C. *Goal Three: Expand the Authority's elderly/disabled housing portfolio.*

1. Over the last Five Years, WHA's subsidiary, WHADC, developed 44 units of elderly housing by the creation of its laurel Commons community.
2. WHA awaits the federalization of 26 units at the Authority's Greenwoods Garden community...expected in the .Summer 2010.
3. WHA awaits HUD approval of its 202 application that will expand the Authority's Chestnut Grove building by 26 units.
4. Through its subsidiary, WHADC, WHA awaits funding for the development of Carriage Maker Place which will provide 32 units of moderate elderly housing.

D. *Goal Four: Increase Availability of Supportive Services to residents of WHA properties.*

1. WHA in early stages of drafting plan for the inclusion of high quality supportive services that augment WHADC's property management.

MEMORANDUM

To: 2010 Annual Plan, Winchester Housing Authority (Winsted, Connecticut)

From: Jules Lefcowitz, CPLLC (Consultant to WHA)

Re: Resident Advisory Board Input

Date: 07/06/10

On March 1, 2010, The Authority met with the Resident Advisory Board of its Chestnut Grove and Greenwoods Garden communities. The intent was to present the 2010 Annual Plan for RAB input.

In addition, the Authority was intent on presenting its intent to federalize twenty-six (26) units at Greenwoods Garden. Given the federalization process, this was a more compressed Annual Plan timeline than years past.

That said, the ideas concerning capital improvements and federalization presented to both RABs were well received. Other than support of the Plan, there were no significant comments by resident attendees.