

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: <u>West Haven Housing Authority</u> PHA Code: <u>CT 029</u> 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: (MM/YYYY): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>617</u> Number of HCV units: <u>533</u>				
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: See attached Mission				
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. See attached Goals and Objectives				
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>Summary of Policy and Program Changes</p> <p>The WHHA intends to prepare and submit a Voluntary Conversion Application to the SAC by September, 2010. Local preferences were established and will not change, rent policies remain the same, community service policy parameters were included in our lease, ACOP, and our pet policy has been implemented.</p> <p>However, the WHHA has entered into a Capital Funds Bond issue program which obtained \$2,500,000 for the replacement of heating systems in Surfside and Spring Heights that will be repaid from a portion of Capital Fund allocation each year per a Debt Service schedule.</p> <p>(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.</p> <p>Display Locations For PHA Plans and Supporting Documents as well as information regarding any activities outlined in this plan can be obtained by contacting PHA development management offices or the Main administrative office of the WHHA, 5 Glade St., West Haven, CT 06516.</p>				
7.0	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. N/A				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	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. See attached 2010 Annual Plan; 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; and 2008 Performance and Evaluation Report.				
8.2	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. See attached Capital Fund Program Five-Year Action Plan 2010-2014				
8.3	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.				

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. See attached Housing Needs</p>
9.1	<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. See attached Strategy for Addressing Housing Needs</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. The PHA has been able to maintain its mission to seek diversified, safe, decent and affordable housing, for low and moderate income families through the utilization of previous Capital funds and the proper application of our public housing policies. We are continuing to address public housing vacancies very aggressively and our PHAS and SEMAP scores indicate that other operational issues are being positively addressed. Capital funds have been utilized to provide modernization of our properties and our FY 2010 application will continue that effort. PHA has implemented local preferences to improve the living environment by deconcentration, promoting income mixing, and improving security throughout our developments. The PHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities. We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2010.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A. Substantial Deviation from the 5-year Plan:</p> <p>The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and • any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>B. Significant Amendment or Modification to the Annual Plan:</p> <p>The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and • any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

11.0 (F) Resident Advisory Board (RAB) comments.

Resident Advisory Board Recommendations

The PHA did not receive any comments on the PHA Plan from the Resident Advisory Board.

11.0 (g) Challenged Elements

There were no elements within the WHHA annual plan that were challenged by residents, staff, Board of Commissioners or the general public.

5.1 Mission

We actively and forcefully seek diversified, safe, sanitary, decent and affordable housing for all low and moderate income families. We are advocates for families to rise from a dependent status to be proud, independent citizens. We promote all forms of constructive communication in:

- Defining Our Programs
- Educating All Regarding Our Programs
- Constantly Disseminating Essential Information
- Training
- Self-Sufficiency

5.2. Goals and Objectives

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

WHHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:

WHHA Goal: Improve the quality of assisted housing

Objectives:

- Increase customer satisfaction:
- Renovate or modernize public housing units:

WHHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords

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

WHHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:

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

WHHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Provide or attract supportive services to improve assistance recipients' employ ability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

WHHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability

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						
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26P029501-10</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2010</u> FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	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	55,000.00				
3	1408 Management Improvements	15,000.00				
4	1410 Administration (may not exceed 10% of line 21)	10,000.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	400,070.00				
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					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	208,500.00				
18c	9001 Bond Debt Obligations					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	718,570.00				
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					

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				
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26P029501-10</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ³
		Original	Revised ¹	Obligated Expended
Signature of Executive Director <i>Michael Smith</i>		Date <i>1/15 2016</i>	Signature of Public Housing Director Date	

Part II: Supporting Pages										
PHA Name: West Haven Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P029501-10 Replacement Housing Factor Grant No:			CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2010	
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	Housing Operations	1406	8%	55,000.00						
	Subtotal			55,000.00						
HA Wide Management Improvements	Drug Elimination program	1408	100%	15,000.00						
	Subtotal			15,000.00						
HA Wide Administrative Cost	Partial salary & benefits of staff involved in CFP	1410	1%	10,000.00						
	Subtotal			10,000.00						
HA Wide Fees & Cost	A. A/E Services	1430	100%	15,000.00						
	B. Consulting Services	1430	100%	15,000.00						
	Subtotal			30,000.00						
CT 29-1A Spring Heights	A. Interior Renovations	1460	6 Units	23,700.00						
	B. Exterior Renovations	1460	2 Bldg	50,000.00						
	Subtotal			73,700.00						
CT 29-1B Morrissey Manor	Interior Renovations	1460	7 Units	25,000.00						
	Subtotal			25,000.00						

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 II: Supporting Pages										
PHA Name: West Haven Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26P029501-10 Replacement Housing Factor Grant No:			CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2010	
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			
CT 29-2/4 Surfside	A. Renovate kitchens	1460	10 Units	28,000.00						
	B. Interior Renovations	1460	10 Units	25,000.00						
	Subtotal			53,000.00						
CT 29-3	A. Replace windows	1460	1 Bldg	166,870.00						
Union School	B. Interior Renovations	1460	3 Units	11,250.00						
	C. Renovate kitchens	1460	4 Units	11,200.00						
	Subtotal			189,320.00						
CT 29-6 John Prete	A. Interior Renovations	1460	3 Units	11,250.00						
	B. Renovate kitchens	1460	7 Units	19,600.00						
	C. Upgrade elevator	1460	1 Car	28,200.00						
	Subtotal			59,050.00						
HA Wide Debt Service	Annual debt services charge for bond fund issue	1900	LS	208,500.00						
	Subtotal			208,500.00						
	Grand Total			718,570.00						

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Haven Housing Authority			CT26P025501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CT 29-1A Spring Heights	3/31/2012		3/31/2014		
CT 29-1B Morrissey Manor	3/31/2012		3/31/2014		
CT 29-2/4 Surfside HR	3/31/2012		3/31/2014		
CT 29-3 Union School	3/31/2012		3/31/2014		
CT 29-6 John Prete	3/31/2012		3/31/2014		
HA Wide	3/31/2012		3/31/2014		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number West Haven Housing Authority/CT 029		Locality (City/County & State) West Haven/New Haven County/Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	400,570.00	400,570.00	400,570.00	400,570.00
C.	Management Improvements		15,000.00	15,000.00	15,000.00	15,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		10,000.00	10,000.00	10,000.00	10,000.00
F.	Other		30,000.00	30,000.00	30,000.00	30,000.00
G.	Operations		55,000.00	55,000.00	55,000.00	55,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		208,000.00	208,000.00	208,000.00	208,000.00
K.	Total CFP Funds		718,570.00	718,570.00	718,570.00	718,570.00
L.	Total Non-CFP Funds					
M.	Grand Total		718,570.00	718,570.00	718,570.00	718,570.00

Part I: Summary (Continuation)

PHA Name/Number West Haven Housing Authority/CT 029		Locality (City/County & State) West Haven/New Haven County/Connecticut			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	CT 29-1A		23,700.00	78,200.00	23,700.00	238,570.00
	CT 29-1B		25,000.00	25,000.00	25,000.00	25,000.00
	CT 29-2/4		114,500.00	274,870.00	329,370.00	114,500.00
	CT 29-3		11,250.00	11,250.00	11,250.00	11,250.00
	CT 29-6		226,120.00	11,250.00	11,250.00	11,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CT 29-1A Spring Heights			CT 29-1A Spring Heights		
Annual	Interior renovation	6 units	23,700.00	A. Interior renovation	6 units	23,700.00
Statement	Subtotal		23,700.00	B. Exterior renovation	2 bldg	54,500.00
				Subtotal		78,200.00
	CT 29-1B Morrissey Manor			CT 29-1B Morrissey Manor		
	Interior renovation	7 units	25,000.00	Interior renovation	7 units	25,000.00
	Subtotal		25,000.00	Subtotal		25,000.00
	CT 29-2/4 Surfside			CT 29-2/4 Surfside		
	A. Interior renovation	10 units	39,500.00	A. Continue kitchen renovation	68 units	235,370.00
	B. Replace public area carpeting	3750 SF	75,000.00	B. Interior renovation	10 units	39,500.00
	Subtotal		114,500.00	Subtotal		274,870.00
	CT 29-3 Union School			CT 29-3 Union School		
	Interior renovation	3 units	11,250.00	Interior renovation	3 units	11,250.00
	Subtotal		11,250.00	Subtotal		11,250.00
	CT 29-6, John Prete			CT 29-6, John Prete		
	A. Replace windows	1 Bldg	214,870.00	Interior renovation	3 units	11,250.00
	B. Interior renovation	3 units	11,250.00	Subtotal		11,250.00
	Subtotal		226,120.00			
	Subtotal of Estimated Cost		\$400,570.00	Subtotal of Estimated Cost		\$400,570.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CT 29-1A Spring Heights			CT 29-1A Spring Heights		
Annual	Interior renovation	6 units	23,700.00	A. Interior renovation	6 units	23,700.00
Statement	Subtotal		23,700.00	B. Construct gabled roofs vs. flat roof built-up	2 Bldg	214,870.00
				Subtotal		238,570.00
	CT 29-1B Morrissey Manor			CT 29-1B Morrissey Manor		
	Interior renovation	7 units	25,000.00	Interior renovation	7 units	25,000.00
	Subtotal		25,000.00	Subtotal		25,000.00
	CT 29-2/4 Surfside			CT 29-2/4 Surfside		
	A. Interior renovation	10 units	39,500.00	A. Interior renovation	10 units	39,500.00
	B. Refurbish public area	LS	75,000.00	B. Continue kitchen renovation	21 Units	75,000.00
	C. Continue kitchen renovation		214,870.00			
	Subtotal		329,370.00	Subtotal		114,500.00
	CT 29-3 Union School			CT 29-3 Union School		
	Interior renovation	3 units	11,250.00	Interior renovation	3 units	11,250.00
	Subtotal		11,250.00	Subtotal		11,250.00
	CT 29-6, John Prete			CT 29-6, John Prete		
	Interior renovation	3 units	11,250.00	Interior renovation	3 units	11,250.00
	Subtotal		11,250.00	Subtotal		11,250.00
	Subtotal of Estimated Cost		\$400,570.00	Subtotal of Estimated Cost		\$400,570.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	55,000.00	Housing Operations	55,000.00
Statement	<i>Subtotal</i>	55,000.00	<i>Subtotal</i>	55,000.00
	HA Wide Management Improvements		HA Wide Management Improvements	
	Drug Elimination	15,000.00	Drug Elimination	15,000.00
	<i>Subtotal</i>	15,000.00	<i>Subtotal</i>	15,000.00
	HA Wide Admin Cost		HA Wide Admin Cost	
	Salary and benefits of staff involved in CFP	10,000.00	Salary and benefits of staff involved in CFP	10,000.00
	<i>Subtotal</i>	10,000.00	<i>Subtotal</i>	10,000.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E Services	15,000.00	A. A/E Services	15,000.00
	B. Consulting Services	15,000.00	B. Consulting Services	15,000.00
	<i>Subtotal</i>	30,000.00	<i>Subtotal</i>	30,000.00
	HA Wide Debt Service		HA Wide Debt Service	
	Annual debt service charge for bond fund issue. (replace heating system @ Surfside & Spring Heights)	208,000.00	Annual debt service charge for bond fund issue. (replace heating system @ Surfside & Spring Heights)	208,000.00
	<i>Subtotal</i>	208,000.00	<i>Subtotal</i>	208,000.00
	Subtotal of Estimated Cost	\$318,000.00	Subtotal of Estimated Cost	\$318,000.00

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						
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26S029501-09</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
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: 9/30/2009 <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	
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	134,000.00		0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	201,000.00		0.00	0.00	
10	1460 Dwelling Structures	600,612.00		0.00	0.00	
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					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
18c	9001 Bond Debt Obligations					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	935,612.00		0.00	0.00	
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					

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					
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26S029561-09</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: <u>2009</u>	
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: 9/30/2009					
		<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
Signature of Executive Director <i>Michael Savick</i>		Date <i>1/15/2010</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26S029501-09 Replacement Housing Factor Grant No:			CFFP (Yes/No): 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	Consulting Services	1430	100%	134,000.00		0.00	0.00	0% Completed
Fees & Cost	Subtotal			134,000.00		0.00	0.00	
CT 29-1A	A. Replace sidewalks	1450	16,500 SF	165,000.00		0.00	0.00	0% Completed
Spring Heights	B. Landscaping	1450	15%	36,000.00		0.00	0.00	0% Completed
	E. Asbestos abatement	1460	50 Units	100,000.00		0.00	0.00	0% Completed
	F. Upgrade heating system	1460	2 Sys	35,000.00		0.00	0.00	0% Completed
	Subtotal			336,000.00		0.00	0.00	
CT 29-1B Morrisey Manor	Exterior Renovations (replacing siding, entry & storm doors and tuck point and seal brick)	1460	5 Bldgs	140,000.00		0.00	0.00	0% Completed
	Subtotal			140,000.00		0.00	0.00	
CT 29-2 Surfside	Replace flooring	1460	1,780 SY	35,612.00		0.00	0.00	0% Completed
	Subtotal			35,612.00		0.00	0.00	
CT 29-6	Replace built-up roof	1460	1 Bldg	290,000.00		0.00	0.00	0% Completed
John Prete	Subtotal			290,000.00		0.00	0.00	
	Grand Total			935,612.00		0.00	0.00	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Haven Housing Authority			CT26S029501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	03/17/2010		03/17/2012		
CT 29-1A, Spring Heights	03/17/2010		03/17/2012		
CT 29-1B, Morrissey Manor	03/17/2010		03/17/2012		
CT 29-2, Surfside HR	03/17/2010		03/17/2012		
CT 29-6, John Prete	03/17/2010		03/17/2012		

¹Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

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					
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26P029501-09</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: <u>2009</u>	
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: 9/30/2009				<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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	55,000.00		0.00	0.00
3	1408 Management Improvements	15,000.00		1,590.00	1,590.00
4	1410 Administration (may not exceed 10% of line 21)	10,000.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00		0.00	0.00
10	1460 Dwelling Structures	350,570.00		0.00	0.00
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations	208,000.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	718,570.00		1,590.00	1,590.00
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				

¹ To be completed for the Performance and Evaluation Report.

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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				
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26PD29501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
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: 9/30/2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>Michael J. Smith</i>		Date <i>1/15/10</i>		Signature of Public Housing Director Date

Part II: Supporting Pages								
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P029501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ <u>No</u>):		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	Housing Operations	1406	6%	55,000.00		0.00	0.00	0% Complete
Operations	Subtotal			55,000.00		0.00	0.00	
HA Wide	Drug Elimination program	1408	100%	15,000.00		1,590.00	1,590.00	1% Complete
Management Improvements	Subtotal			15,000.00		1,590.00	1,590.00	
HA Wide	Partial salary & benefits of staff involved in CFP	1410	1%	10,000.00		0.00	0.00	0% Complete
Administrative Cost	Subtotal			10,000.00		0.00	0.00	
HA Wide	A. A/E Fees	1430	100%	15,000.00		0.00	0.00	0% Complete
Fees & Cost	B. Consulting Services	1430	100%	15,000.00		0.00	0.00	0% Complete
	Subtotal			30,000.00		0.00	0.00	
CT 29-1A	A. Replace sidewalks	1450	2,500 SF	25,000.00		0.00	0.00	0% Complete
Spring Heights	B. Landscaping	1450	25%	25,000.00		0.00	0.00	0% Complete
	C. Interior Renovations	1460	7 Units	23,700.00		0.00	0.00	0% Complete
	D. Exterior Renovations	1460	1 Bldg	25,000.00		0.00	0.00	0% Complete
	E. Replace heating & water distribution system	1460	1 Sys	126,170.00		0.00	0.00	0% Complete
	Subtotal			224,870.00		0.00	0.00	

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 II: Supporting Pages								
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P029501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ 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	
CT 29-1B	Interior Renovations	1460	7 Units	23,700.00		0.00	0.00	0% Complete
Morrissey Manor	Subtotal			23,700.00		0.00	0.00	
CT 29-2/4 Surfside	Interior Renovations	1460	12 Units	39,500.00		0.00	0.00	0% Complete
	Subtotal			39,500.00		0.00	0.00	
CT 29-3	A. Replace windows	1460	1 Bldg	90,000.00		0.00	0.00	0% Complete
Union School	B. Interior Renovations	1460	3 Units	11,250.00		0.00	0.00	0% Complete
	Subtotal			101,250.00		0.00	0.00	
CT 29-6 John Prete	Interior Renovations	1460	3 Units	11,250.00		0.00	0.00	0% Complete
	Subtotal			11,250.00		0.00	0.00	
HA Wide Debt Service	Annual debt services charge for bond fund issue	1901	LS	208,000.00		0.00	0.00	0% Complete
	Subtotal			208,000.00		0.00	0.00	
	Grand Total			718,570.00		1,590.00	1,590.00	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Haven Housing Authority			CT26P025501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CT 29-1A Spring Heights	9/14/2011		9/14/2013		
CT 29-1B Morrissey Manor	9/14/2011		9/14/2013		
CT 29-2/4 Surfside HR	9/14/2011		9/14/2013		
CT 29-3 Union School	9/14/2011		9/14/2013		
CT 29-6 John Prete	9/14/2011		9/14/2013		
HA Wide	9/14/2011		9/14/2013		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

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					
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26P029501-08</u>		FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Replacement Housing Factor Grant No:					
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: 9/30/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> 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	55,000.00	55,000.00	55,000.00	55,000.00
3	1408 Management Improvements	41,711.57	41,711.57	41,711.57	41,711.57
4	1410 Administration (may not exceed 10% of line 21)	10,000.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000.00	23,266.00	23,266.00	23,266.00
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000.00	18,228.47	18,228.47	18,228.47
10	1460 Dwelling Structures	365,184.43	392,689.96	392,689.96	392,689.96
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				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
18c	9001 Bond Debt Obligations	208,250.00	208,250.00	208,250.00	208,250.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	739,146.00	739,146.00	739,146.00	739,146.00
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				

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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.

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					
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>CT26P029501-08</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2008</u>	
				FFY of Grant Approval: <u>2008</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Michael Savich</i>		Date <i>1/15/2010</i>		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages									
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P029501-08 Replacement Housing Factor Grant No:				CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2008
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	Housing Operations	1406	8%	55,000.00	55,000.00	55,000.00	55,000.00	Completed	
Operations	Subtotal			55,000.00	55,000.00	55,000.00	55,000.00		
HA Wide	Drug Elimination program	1408	100%	41,711.57	41,711.57	41,711.57	41,711.57	Completed	
Management	Subtotal			41,711.57	41,711.57	41,711.57	41,711.57		
Improvements									
HA Wide	Partial salary & benefits of staff involved in CFP	1410	1%	10,000.00	0.00	0.00	0.00	Delete	
Administrative Cost	Subtotal			10,000.00	0.00	0.00	0.00		
HA Wide	A. A/E Services	1430	100%	15,000.00	23,266.00	23,266.00	23,266.00	Completed	
Fees & Cost	B. Consulting Services	1430	100%	9,000.00	0.00	0.00	0.00	Delete	
	Subtotal			24,000.00	23,266.00	23,266.00	23,266.00		
CT 29-1A	Interior Renovations	1460	12 Units	23,700.00	23,700.00	23,700.00	23,700.00	Completed	
Morrissey Manor	Subtotal			23,700.00	23,700.00	23,700.00	23,700.00		
CT 29-1B	A. Replace sidewalks	1450	5,000 SF	25,000.00	0.00	0.00	0.00	Delete	
Spring Heights	B. Landscaping	1450	20%	10,000.00	18,228.47	18,228.47	18,228.47	Completed	
	C. Replace heating distribution system	1460	1 Bldg	80,000.00	80,000.00	80,000.00	80,000.00	Completed	
	D. Replace apt water lines	1460	1 Bldg	20,000.00	20,000.00	20,000.00	20,000.00	Completed	
	E. Interior Renovations	1460	12 Units	23,700.00	23,700.00	23,700.00	23,700.00	Completed	
	F. Exterior renovation	1460	4 bldgs	84,288.43	111,793.96	111,793.96	111,793.96	Completed	
	Subtotal			242,988.43	253,722.43	253,722.43	253,722.43		

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 II: Supporting Pages									
PHA Name: West Haven Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26P029501-08 Replacement Housing Factor Grant No:				CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2008
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		
CT 29-2/4 Surfside	Interior Renovations	1460		39,500.00	39,500.00	39,500.00	39,500.00	Completed	
	Subtotal			39,500.00	39,500.00	39,500.00	39,500.00		
CT 29-3	A. Replace roof	1460	1 Bldg	50,000.00	50,000.00	50,000.00	50,000.00	Completed	
Union School	B. Interior Renovations	1460	6 Units	11,250.00	11,250.00	11,250.00	11,250.00	Completed	
	Subtotal			61,250.00	61,250.00	61,250.00	61,250.00		
CT 29-6 John Prete	Interior Renovations	1460	9 Units	32,746.00	32,746.00	32,746.00	32,746.00	Completed	
	Subtotal			32,746.00	32,746.00	32,746.00	32,746.00		
HA Wide Debt Service	Annual bond debt obligation reduction	1901	LS	208,250.00	208,250.00	208,250.00	208,250.00	Completed	
	Subtotal			208,250.00	208,250.00	208,250.00	208,250.00		
	Grand Total			739,146.00	739,146.00	739,146.00	739,146.00		

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Haven Housing Authority			CT26P029501-08		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
CT 29-1A Morrissey Manor	6/12/2010	6/30/2008	6/12/2012	9/30/2009	
CT 29-1B Spring Heights	6/12/2010	6/30/2008	6/12/2012	9/30/2009	
CT 29-2/4 Surfside HR	6/12/2010	6/30/2008	6/12/2012	9/30/2009	
CT 29-3 Union School	6/12/2010	6/30/2008	6/12/2012	9/30/2009	
CT 29-6 John Prete	6/12/2010	6/30/2008	6/12/2012	9/30/2009	
HA Wide	6/12/2010	6/30/2008	6/12/2012	9/30/2009	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

9.0 Housing Needs

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	3,713	5	5	5	3	3	2
Income >30% but <=50% of AMI	582	5	5	5	3	3	2
Income >50% but <80% of AMI	179	4	4	4	3	3	2
Elderly	626	5	5	4	3	2	4
Families with Disabilities	850	5	5	4	3	2	4
White	3,221	5	5	5	3	3	2
Black	716	5	5	5	3	3	2
Hispanic	403	5	5	5	3	3	2
Asian	125	5	5	5	3	3	2
American Indian	9	5	5	5	3	3	2

The sources of information the WHHA used to conduct this analysis are listed below; all materials are available for public inspection.

- 2000-2005 Consolidated Plan of the Jurisdiction
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1991

9.1 Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

- Employ admissions preferences aimed at families with economic hardships

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

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

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

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

Strategy: Conduct activities to affirmatively further fair housing

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

The factors listed below, influenced the WHHA's selection of the strategies it will pursue:

- Funding and Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the WHHA
- Influence of the housing market on WHHA programs

Housing Needs of Families on the Public Housing Waiting List

The waiting list is open

	Number of families	Percent of total families	Annual Turnover
Waiting list total	718		87
Extremely low income <=30% AMI	628	87	
Very low income (>30% but <=50% AMI)	68	10	
Low income (>50% but <80% AMI)	22	3	
Families with children	485	68	
Elderly families	134	19	
Families with Disabilities	99	14	
Race/ethnicity White	637	89	
Race/ethnicity Black	49	7	
Race/ethnicity Hispanic	32	4	
Characteristics by Bedroom Size			
1 Bedroom	354	49.3	
2 Bedroom	290	40.4	
3 Bedroom	73	10.2	
4 Bedroom	1	.1	

Housing Needs of Families on the Section 8 tenant-based assistance Waiting List

The waiting list has been closed for 20 Months the WHHA does not expect to reopen the list in the WHHA Plan year.

The WHHA does not permit specific categories of families onto the waiting list, even if generally closed.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	1,387		150
Extremely low income <=30% AMI	1,105	80	
Very low income (>30% but <=50% AMI)	256	18	
Low income (>50% but <80% AMI)	26	2	
Families with children	1,103	80	
Elderly families	55	4	
Families with Disabilities	229	16	
Race/ethnicity White	600	43.3	
Race/ethnicity Black	749	54	
Race/ethnicity Hispanic	35	2.5	
Race/ethnicity Asian	3	.2	

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Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting WHHA to respond appropriately to the violence while maintaining a safe environment for WHHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the West Haven Housing Authority (WHHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into WHHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all WHHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that WHHA will not enter information provided to WHHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.
- 2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with

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or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Connecticut, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Connecticut. 42 U.S.C. §1437d(u)(3)(B), § 13925.

- 2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 **Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by WHHA.

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to WHHA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, WHHA, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

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3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to WHHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

3.3 Confirmation of Certification

A person who is claiming victim status shall provide to WHHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

3.4 Confidentiality

WHHA, the owner and managers shall keep all information provided to WHHA under this Section confidential. WHHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim request or consents to the disclosure in writing;
- (b) the disclosure is required for:
 - (i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)
 - (ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.1 WHHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.

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- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.
- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, WHHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of WHHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits WHHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However WHHA, owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits WHHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the WHHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits WHHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

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- 4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

The WHHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing WHHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

6.0 WHHA Right to Terminate Housing and Housing Assistance Under this Policy

- 6.1 Nothing in this Policy will restrict the WHHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the WHHA, owner or manager that such a claim is false.
- 6.2 Nothing in this Policy will restrict the WHHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from WHHA property to come onto WHHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).
- 6.3 Nothing in this Policy will restrict the WHHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

7.0 Statements of Responsibility of Tenant Victim, the WHHA to the Victim, and to the Larger Community.

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- 7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The WHHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.
- 7.2 WHHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.
- 7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.
- 7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.

WHHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

- 8.1 If the WHHA, owner or manager knows that an applicant to or participant in a WHHA housing program is the victim of dating violence, domestic violence or stalking, the WHHA, owner or manager shall inform that person of this Policy and the person's rights under it.

9.0 Reporting Requirements

WHHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. WHHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

10.0 Conflict and Scope

This Policy does not enlarge WHHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another WHHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

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11.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.