

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Torrington Housing Authority</u> PHA Code: <u>CT031</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>1/2012</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>430</u> Number of HCV units: <u>262</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <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:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p style="text-align: center;"><b>The mission of the Housing Authority of the City of Torrington is to provide safe, sanitary, affordable housing for the elderly and to assist low-income individuals and families obtain affordable housing opportunities as they strive to improve the quality of their lives. The Housing Authority will partner with its clients and with appropriate community agencies in order to accomplish this mission.</b></p>				
<b>5.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p style="text-align: center;"><b>Goals for 2010 through 2014</b></p> <p><b>Goal One:      Manage the Torrington Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer, and continue to strive for high performer status.</b></p> <p>Objective:      HUD shall recognize the Housing Authority of the Torrington Housing Authority as high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.</p> <p>Objective:      Maintain a motivating work environment with a capable and efficient team of employees.</p> <p><b>Goal Two:      Make public housing the affordable housing of choice for the very-low income residents of our community.</b></p> <p>Objective:      The Torrington Housing Authority shall remove all graffiti within 24 hours of discovering it.</p> <p>Objective:      The Torrington Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.</p> <p>Objective:      The Torrington Housing Authority shall become a more customer-oriented organization.</p>				

**Goal Three: Manage the Torrington Housing Authority’s tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.**

Objective: The Torrington Housing Authority shall work to attract new Landlord’s who want to participate in the program.

**Goal Four: Deliver timely and high quality maintenance service to the residents of the Torrington Housing Authority.**

Objective: The Torrington Housing Authority shall maintain an appealing, up-to-date environment in its developments.

**Goal Five: Operate the Torrington Housing Authority in full compliance with Equal Opportunity laws and regulations.**

Objective: The Torrington Housing Authority will continue to work with the City of Torrington to implement and meet the goals as outlined in the Impediments to Fair Housing Study.

**Goal Six: A goal of the Torrington Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.**

**Objective:** The Torrington Housing Authority will continue to refer victims of domestic violence to the appropriate agency.

The Torrington Housing Authority will continue to provide brochures about the rights of tenants and participants in regard to the Violence Against Women Act.

The Torrington Housing Authority will continue to attach the appropriate VAWA language to all applications.

The Torrington Housing Authority will include VAWA in all of the Section Housing Choice Voucher program briefings.

The Torrington Housing Authority will continue to include the Violence Against Women Act language in 100% of our leases.

**Progress on Meeting Goals and Objectives**

**Goal One: Manage the Torrington Housing Authority’s existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer, and continue to strive for high performer status.**

Objective: HUD shall recognize the Housing Authority of the Torrington Housing Authority as high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.

Progress: An interim rule has just issued and the Torrington Housing Authority has yet to be scored under the new assessment system.

Objective: Maintain a motivating work environment with a capable and efficient team of employees.

Progress: The Torrington Housing Authority continues to maintain seasoned employees.

**Goal Two: Make public housing the affordable housing of choice for the very-low income residents of our community.**

Objective:	The Torrington Housing Authority shall remove all graffiti within 24 hours of discovering it.
Progress:	The Torrington Housing Authority is on track with this goal.
Objective:	The Torrington Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.
Progress:	The Torrington Housing Authority maintains its properties to the utmost.
Objective:	The Torrington Housing Authority shall become a more customer-oriented organization.
Progress:	The Torrington Housing Authority encourages customer interaction.
<b>Goal Three:</b>	<b>Manage the Torrington Housing Authority's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.</b>
Objective:	The Torrington Housing Authority shall work to attract new Landlord's who want to participate in the program.
Progress:	The Torrington Housing Authority encourages and works with any new qualified landlords who want to participate in the program.
<b>Goal Four:</b>	<b>Deliver timely and high quality maintenance service to the residents of the Torrington Housing Authority.</b>
Objective:	The Torrington Housing Authority shall maintain an appealing, up-to-date environment in its developments.
Progress:	The Torrington Housing Authority is on track with their 5 year Capital Fund action plan.
<b>Goal Five:</b>	<b>Operate the Torrington Housing Authority in full compliance with Equal Opportunity laws and regulations.</b>
Objective:	The Torrington Housing Authority will continue to work with the City of Torrington to implement and meet the goals as outlined in the Impediments to Fair Housing Study.
Progress:	The Torrington Housing Authority works with any request received by the City to improve Impediments to Fair Housing.

### **Violence Against Women Act Report**

**A goal of the Torrington Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.**

The Torrington Housing Authority has provided notices in compliance with HUD guidance to each resident and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005. We have included the required language in our lease as follows:

**VIOLENCE AGAINST WOMEN ACT PROTECTIONS:** The Violence Against Women Act provides the following protections to public housing residents.

- a. The Landlord will not terminate or refuse to renew the Lease and will not evict the Resident or a member of Resident's household from the dwelling unit if the Resident or household member is a victim of actual or threatened domestic violence, dating violence, or stalking as those terms are defined by the Admission and Continued Occupancy Policy (ACOP) provided that such action or actions or threatened actions by the offender are not enabled by the victim.
- b. Under the Violence Against Women Act, the Landlord may bifurcate this Lease in order to evict, remove, or terminate assistance to any person who is a Resident or a lawful occupant under this

lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. Landlord may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is the Resident or is a lawful occupant under this Lease.

- c. Notwithstanding anything to the contrary contained in paragraphs a and b above, the Landlord may terminate the Lease and evict the Resident if the Landlord can demonstrate an actual and imminent threat to other residents or to those employed at or providing goods or services to the site in which the unit is located, if the resident's tenancy is not terminated.
- d. **Nothing in this section** shall prohibit the Landlord from terminating the Lease and evicting the Resident based on any violation of this lease not involving domestic violence, dating violence, or stalking against the Resident or household member.

**The Torrington Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.**

The Torrington Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Torrington Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**The Torrington Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.**

The Torrington Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Torrington Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**The Torrington Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**

The Torrington Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Torrington Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

**6.0 PHA Plan Update**

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

(a) **Torrington Housing Authority Plan Elements That Have Been Revised Since its Last Annual Plan Submission**

2009 Capital Fund  
2010 Capital Fund  
2011 Capital Fund  
2012 Capital Fund Annual Statement  
5 Year Capital Fund Plan  
Updated Housing Needs of Families on the Waiting List for both Public Housing and the Section 8 Housing Choice Voucher Program  
Updated Statement of Financial Resources  
Updated Admissions and Continued Occupancy Policy  
Updated Section 8 Administrative Plan  
Updated Progress on Meeting the Goals  
Updated Safety and Crime Prevention

(b) **Specific Locations Where the Public May Obtain Copies of the Annual Plan**

Torrington Housing Authority  
110 Prospect Street  
Torrington, CT 06790

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>Development Through Federalization of State Public Housing Units</b></p> <p>The Torrington Housing Authority has federalized their State Public Housing Units through the American Recovery and Reinvestment Act of 2009 (ARRA). This bill allowed housing authorities to add units of public housing to their federal housing portfolios and receive additional operating and capital subsidies under the federal program by lifting the “Faircloth Amendment” when ARRA funds are used. The four State developments that have been federalized are as follows:</p> <p><b>AMP #3</b> - Laurel Acres – 40 units and Laurel Acres Annex – 16 units (elderly/disabled)  <b>AMP #4</b> - Thompson Heights – 35 units (elderly/disabled)  <b>AMP #5</b> - Willow Gardens – 39 units (elderly/disabled)</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><b>2009 (50109) Capital Fund Final Performance and Evaluation Report (ct031a01)</b>  <b>2010 (50110) Capital Fund Performance and Evaluation Report (ct031a01)</b>  <b>2011 (50111) Capital Fund Annual Statement (ct031a01)</b>  <b>2012 (50112) Capital Fund Annual Statement (ct031a01)</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>2013 through 2016 Capital Fund 5 Year Action Plan (ct031a01)</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**9.0 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.

**Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- - ability	Supply	Quality	Access- - ibility	Size	Loca- - tion
Income <= 30% of AMI	1,296	5	5	5	5	5	2
Income >30% but <=50% of AMI	1,011	5	5	5	5	5	2
Income >50% but <80% of AMI	1,316	4	5	5	5	5	2
Elderly	1,127	2	2	3	5	2	2
Families with Disabilities	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
White non-Hispanic	3,180	N/A	N/A	N/A	N/A	N/A	N/A
Black non-Hispanic	127	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	168	N/A	N/A	N/A	N/A	N/A	N/A

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

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

<b>Housing Needs of Families on the Waiting List</b>			
<b>Public Housing</b>			
<b>Fiscal Year 2012</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	97		35
Extremely low income <= 30% AMI	72	75%	
Very low income (>30% but <=50% AMI)	21	22%	
Low income (>50% but <80% AMI)	3	2.5%	
Families with children	0	0%	
Elderly families	48	50%	
Families with disabilities	49	51%	
White/Non-Hispanic	89	92.5%	
Black/Non-Hispanic	2	2.5%	
Hispanic	5	5%	
Other Asian/Indian	1	1%	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
0 BR	90	93%	25
1 BR	7	7%	10
2 BR			
3 BR			
4 BR			
5+BR			
Is the waiting list closed?			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
<b>Section 8 Housing Choice Voucher</b>			
<b>Fiscal Year 2012</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	3,496		34
Extremely low income <= 30% AMI	2,552	73%	
Very low income (>30% but <=50% AMI)	944	27%	
Low income (>50% but <80% AMI)	0		
Families with children	2,972	85%	
Elderly families	35	1%	
Families with disabilities	26	<1%	
White/Non-hispanic	314	9%	
Black/Non-hispanic	1,958	56%	
Hispanic	1,224	35%	
Is the waiting list closed?			
	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	

**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.**

**Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

Reduce lease-up time in public housing.

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

9.1

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government



Results of consultation with residents and the Resident Advisory Board



Results of consultation with advocacy groups



Other: (list below)

10.0	<p><b>Additional Information.</b> 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.</p> <p><b>See 5.2 above</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p>
------	--

11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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. <b>Resident Advisory Board Comments (ct031b01)</b></p> <p>(g) Challenged Elements <b>Challenged Elements (ct031c01)</b></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>
------	---

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

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

#### PHA Plan Elements. (24 CFR 903.7)

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

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

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

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

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

#### 8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Torrington Housing Authority		Capital Fund Program Grant No: CT26FO3150109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:5 )	
Original Annual Statement		Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>		Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	26,124.00	26,124.00	26,124.00	26,124.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	40,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	104,828.07	104,828.07	104,828.07
11	1465.1 Dwelling Equipment—Nonexpendable	216,000.00	147,541.10	147,541.10	147,541.10
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	8,630.83	8,630.83	8,630.83
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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		FFY of Grant: 2009	
PHA Name: Torrington Housing Authority		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: CT26PO3150109 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	5,000.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	307,124.00	307,124.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director	
Date 9/28/11		Date	

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

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2009					
PHA Name: Torrington Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO3150109 CFFP (Yes/No): Replacement Housing Factor Grant No:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
CT31-1 Torrington Towers	Elevator Upgrades/Modernization Consulting	1465	200 units	126,000.00	147,541.10	147,541.10	147,541.10
	Replace Refrigerators & Ranges	1465	100 units	60,000.00	0.00	0.00	0.00
	ADA Unit Conversion	1460	2 units	0.00	104,828.07	104,828.07	104,828.07
CT31-2 M. Koury Terrace	Replace Refrigerators & Ranges	1465	50 units	30,000.00	0.00	0.00	0.00
PHA-Wide Operations	Operating Subsidy	1406	100%	20,000.00	20,000.00	20,000.00	20,000.00
PHA-Wide Administration	Administer Central Office Cost Center	1410	100%	26,124.00	26,124.00	26,124.00	26,124.00
PHA-Wide Fees & Costs	Architectural/Engineering and Modernization Consulting Fees	1430	100%	40,000.00	0.00	0.00	0.00
PHA-Wide Contingency	Contingency	1502	100%	5,000.00	0.00	0.00	0.00
PHA-Wide Non-Dwelling Equip	Truck	1475	1	0.00	8,630.83	8,630.83	8,630.83
	<b>GRANT TOTAL</b>			<b>307,124.00</b>	<b>307,124.00</b>	<b>307,124.00</b>	<b>307,124.00</b>

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.









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

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CT26PO3150110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Torrington Housing Authority		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/11 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
					Expended
1	Total non-CFFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00	20,000.00	20,000.00	0.00
3	1408 Management Improvements	30,000.00	30,000.00	30,000.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	30,860.00	30,860.00	30,860.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	50,000.00	50,000.00	50,000.00	39,118.17
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	177,748.00	177,748.00	177,748.00	53,427.78
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Torrington Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO3150110 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/11		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b> <b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 - 19)	308,608.00	308,608.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<i>[Signature]</i>		<i>[Signature]</i>	
<b>Date</b>		<b>Date</b>	
9/28/11			

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

Part II: Supporting Pages		Federal FFY of Grant: 2010					
PHA Name: Torrington Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO3150110 CFEP (Yes/No): Replacement Housing Factor Grant No:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
AMP-1 Torrington Towers	Façade Repair	1460	200 units	57,126.00	57,126.00	57,126.00	0.00
	Unit ADA Conversion	1460	2 units	120,622.00	120,622.00	120,622.00	53,427.78
PHA-Wide Operations	Operating Subsidy AMP-1	1406	100%	9,302.70	9,302.70	9,302.70	0.00
	Operating Subsidy AMP-2	1406	100%	4,651.00	4,651.00	4,651.00	0.00
	Operating Subsidy AMP-3	1406	100%	2,604.56	2,604.56	2,604.56	0.00
	Operating Subsidy AMP-4	1406	100%	1,627.85	1,627.85	1,627.85	0.00
	Operating Subsidy AMP-5	1406	100%	1,813.89	1,813.89	1,813.89	0.00
PHA-Wide Management Improvements	Management & Maintenance Staff Training	1408	100%	30,000.00	30,000.00	30,000.00	0.00
PHA-Wide Administration	Administration	1410	100%	30,860.00	30,860.00	30,860.00	0.00
PHA-Wide Fees & Costs	Architectural/Engineering and Modernization Consulting Fees AMP-1	1430	100%	50,000.00	50,000.00	50,000.00	39,118.17
PHA-Wide Contingency	Contingency	1502	100%	0.00	0.00	0.00	0.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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 III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2010
PHA Name: Torrington Housing Authority						Reasons for Revised Target Dates <sup>1</sup>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
PHA-Wide	07/14/2012		07/14/2014			
AMP-1	07/14/2012		07/14/2014			
AMP-2	07/14/2012		07/14/2014			
AMP-3	07/14/2012		07/14/2014			
AMP-4	07/14/2012		07/14/2014			
AMP-5	07/14/2012		07/14/2014			

<sup>1</sup> 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		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: Torrington Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO3150111 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds	0.00	0.00
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00	20,000.00
3	1408 Management Improvements	28,000.00	28,000.00
4	1410 Administration (may not exceed 10% of line 21)	30,860.00	39,396.00
5	1411 Audit	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00
7	1430 Fees and Costs	45,000.00	50,000.00
8	1440 Site Acquisition	0.00	0.00
9	1450 Site Improvement	0.00	0.00
10	1460 Dwelling Structures	184,748.00	256,567.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00
14	1485 Demolition	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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**

<b>Part I: Summary</b>		FFY of Grant: 2011					
PHA Name: Torrington Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO3150111 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2011					
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/11 <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00				
20	Amount of Annual Grant: (sum of lines 2 - 19)	308,608.00	393,963.00				
21	Amount of line 20 Related to LBP Activities	0.00	0.00				
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00				
23	Amount of line 20 Related to Security - Soft Costs	0.00	0.00				
24	Amount of line 20 Related to Security - Hard Costs	0.00	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>			<b>Date</b>
<i>[Signature]</i>		7/21/11					

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

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2011				
PHA Name: Torrington Housing Authority		Capital Fund Program Grant No: CT26PO3150111		CFPP (Yes/No):				
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Replacement Housing Factor Grant No:				
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP-1 Torrington Towers	Replace Refrigerators and Ranges	1460	100 units	96,000.00	0.00			
	Replace Condensing Units/AC Foyer	1460	200 units	20,374.00	20,374.00			
	Bldg Exterior Masonry Repairs	1460	200 units	0.00	215,819.00			
AMP-2 M. Koury Terrace	Replace Condensing Units Com. Rm.	1460	100 units	20,374.00	20,374.00			
	Replace Refrigerators and Ranges	1460	50 units	48,000.00	0.00			
PHA-Wide Operations	Operating Subsidy AMP-1	1406	100%	9,302.70	9,302.70			
	Operating Subsidy AMP-2	1406	100%	4,651.00	4,651.00			
	Operating Subsidy AMP-3	1406	100%	2,604.56	2,604.56			
	Operating Subsidy AMP-4	1406	100%	1,627.85	1,627.85			
	Operating Subsidy AMP-5	1406	100%	1,813.89	1,813.89			
PHA-Wide Management Improvements	Management & Maintenance Staff Training	1408	100%	28,000.00	28,000.00			
PHA-Wide Administration	Administration	1410	100%	30,860.00	39,396.00			
PHA-Wide Fees & Costs	Architectural/Engineering and Modernization Consulting Fees AMP-1	1430	100%	29,250.00	45,000.00			
	Architectural/Engineering and Modernization Consulting Fees AMP-2	1430	100%	15,750.00	5,000.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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 III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Torrington Housing Authority						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
PHA-Wide	08/02/2013		08/02/2015			
AMP-1	08/02/2013		08/02/2015			
AMP-2	08/02/2013		08/02/2015			
AMP-3	08/02/2013		08/02/2015			
AMP-4	08/02/2013		08/02/2015			
AMP-5	08/02/2013		08/02/2015			

<sup>1</sup> 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

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: Torrington Housing Authority		Capital Fund Program Grant No: CT26PO3150112		FFY of Grant Approval: 2012	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )		
Line	Summary by Development Account		Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup> Expended
			Original	Revised <sup>2</sup>	
1	Total non-CFP Funds		0.00		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		20,000.00		
3	1408 Management Improvements		28,000.00		
4	1410 Administration (may not exceed 10% of line 21)		39,396.00		
5	1411 Audit		0.00		
6	1415 Liquidated Damages		0.00		
7	1430 Fees and Costs		45,000.00		
8	1440 Site Acquisition		0.00		
9	1450 Site Improvement		0.00		
10	1460 Dwelling Structures		186,567.00		
11	1465.1 Dwelling Equipment—Nonexpendable		0.00		
12	1470 Non-dwelling Structures		75,000.00		
13	1475 Non-dwelling Equipment		0.00		
14	1485 Demolition		0.00		
15	1492 Moving to Work Demonstration		0.00		
16	1495.1 Relocation Costs		0.00		
17	1499 Development Activities <sup>4</sup>		0.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2012	
PHA Name: Torrington Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26PO3150112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2012	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost <sup>1</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	393,963.00	
21	Amount of line 20 Related to LBP Activities	0.00	
22	Amount of line 20 Related to Section 504 Activities	0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00	
25	Amount of line 20 Related to Energy Conservation Measures	0.00	
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
12/19/11			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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 II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Torrington Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26PO3150112 CFPP (Yes/No): Replacement Housing Factor Grant No:						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP-2 M. Koury Terrace	Replacement of Windows	1460	50 units	186,567.00				
	Replace Cor. Rm. Columns	1470	100%	30,000.00				
	Walkway Roof	1470	100%	45,000.00				
PHA-Wide Operations	Operating Subsidy AMP-1	1406	100%	9,302.70				
	Operating Subsidy AMP-2	1406	100%	4,651.00				
	Operating Subsidy AMP-3	1406	100%	2,604.56				
	Operating Subsidy AMP-4	1406	100%	1,627.85				
	Operating Subsidy AMP-5	1406	100%	1,813.89				
PHA-Wide Management Improvements	Management & Maintenance Staff Training	1408	100%	28,000.00				
PHA-Wide Administration	Administration	1410	100%	39,396.00				
PHA-Wide Fees & Costs	Architectural/Engineering and Modernization Consulting Fees AMP-1	1430	100%	45,000.00				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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 III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	07/14/2014		07/14/2016		
AMP-1	07/14/2014		07/14/2016		
AMP-2	07/14/2014		07/14/2016		
AMP-3	07/14/2014		07/14/2016		
AMP-4	07/14/2014		07/14/2016		
AMP-5	07/14/2014		07/14/2016		

<sup>1</sup> 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 4/30/20011

**Part I: Summary**

PHA Name/Number :Torrington Housing Authority	Locality: Torrington, Litchfield County, CT		Revision No.		
	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
A. Development Number and Name					
B. Physical Improvements Subtotal		278,963.00	278,963.00	278,963.00	278,963.00
C. Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D. PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E. Administration		60,000.00	60,000.00	60,000.00	60,000.00
F. Other		45,000.00	45,000.00	45,000.00	45,000.00
G. Operations		0.00	0.00	0.00	0.00
H. Demolition		0.00	0.00	0.00	0.00
I. Development		0.00	0.00	0.00	0.00
J. Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K. Total CFP Funds		0.00	0.00	0.00	0.00
L. Total Non-CFP Funds		0.00	0.00	0.00	0.00
M. Grand Total		393,963.00	393,963.00	393,963.00	393,963.00

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 (Continuation)**

PHA Name/Number: Torrington Housing Authority	Locality: Torrington, Litchfield County, CT	<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014
	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
CT31-1 Torrington Towers	0.00	0.00	278,963.00
CT31-2 Michael Koury Terrace	278,963.00	278,963.00	0.00
PHA-Wide	115,000.00	115,000.00	115,000.00

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 II: Supporting Pages -- Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 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 Annual Statement	CT31-2 Michael Koury Terrace	Replace Roofing at 2.5 Buildings	278,963.00	CT31-2 Michael Koury Terrace	Replace Roofing at 2.5 Buildings	278,963.00
	PHA-Wide	Management Improvements	10,000.00	PHA-Wide	Management Improvements	10,000.00
		Administration	60,000.00		Administration	60,000.00
		Fees and Costs	45,000.00		Fees and Costs	45,000.00
		<b>Subtotal</b>	<b>115,000.00</b>		<b>Subtotal</b>	<b>115,000.00</b>
	Subtotal of Estimated Cost		\$393,963.00	Subtotal of Estimated Cost		\$393,963.00

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 II: Supporting Pages -- Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2012	Work Statement for Year 2015 FFY 2015			Work Statement for Year: 2016 FFY 2016		
	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 Annual	CT31-2 Michael Koury Terrace	Elevator Upgrades	278,963.00	CT31-1 Torrington Towers	Replace Kitchen Countertops, Sinks, & Faucets	278,963.00
	PHA-Wide	Management Improvements	10,000.00	PHA-Wide	Management Improvements	10,000.00
		Administration	60,000.00		Administration	60,000.00
		Fees and Costs	45,000.00		Fees and Costs	45,000.00
		<b>Subtotal</b>	<b>115,000.00</b>		<b>Subtotal</b>	<b>115,000.00</b>
	Subtotal of Estimated Cost		\$393,963.00	Subtotal of Estimated Cost		\$393,963.00

**Attachment ct031b01  
Resident Advisory Board Comments**

**The Resident Advisory Board attended the scheduled meeting and had no significant comments.**

**Attachment ct031c01  
Challenged Elements**

**No challenged elements.**