



**HOUSING AUTHORITY
OF THE CITY OF NEW HAVEN**



**Moving to Work
Deregulation Demonstration Program**

**MTW ANNUAL PLAN
Fiscal Year 2007**

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

360 Orange Street, P.O. Box 1912, New Haven, Connecticut 06509-1912
Telephone: (203) 498-8800 FAX: (203) 497-9259 TDD: (203) 497-8434

July 31, 2005

Mr. Milan Ozdinec
Deputy Assistant Secretary
Office of the Deputy Assistant Secretary for
Public Housing Investments, Room 4130
U.S. Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

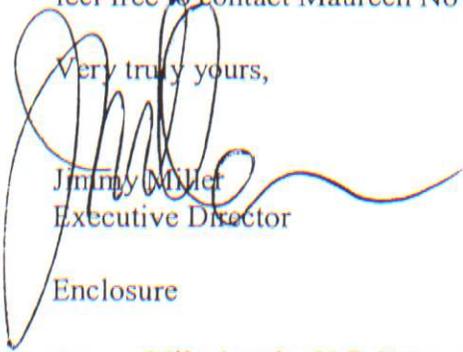
Re: Submission of MTW Annual Plan FY2007

Dear Mr. Ozdinec:

Enclosed please find the Housing Authority of the City of New Haven's MTW Annual Plan for Fiscal Year 2007. A public hearing was held on July 18, 2006 regarding the Plan, following discussion of the Plan at monthly meetings with the Resident Advisory Board and other resident meetings. The Housing Authority Board of Commissioners approved on July 19, 2006. The Housing Authority continues to pursue aggressive redevelopment plans in the upcoming year, implementation of resident programs through the newly created Resident Services staff, and improvements in the operation and administration of our public housing and Section 8 programs. We strive for continued excellence in serving the low-income residents of New Haven with quality service and decent, safe housing.

Thank you and your staff for your support. Should you have any questions, please feel free to contact Maureen Novak at (203) 498-8800 ext. 1073.

Very truly yours,



Jimmy L. Miller
Executive Director

Enclosure

cc: Mila Aguda, U.S. Dept. of HUD, Headquarters
Robert Cwieka, U.S. Dept. of HUD, Boston Office
Julie Fagan, U.S. Dept. of HUD, Hartford Field Office
Teresa Smith, U.S. Dept. of HUD, Boston Office

JIMMY L. MILLER
Executive Director

**Housing Authority of the City of New Haven
Moving to Work Annual Plan for FY 2007**

Table of Contents

1. Introduction.....	5
2. HANH's MTW Priorities for FY 2007.....	9
3. MTW Waivers	11
4. Household Served	13
5. Households on HANH Waiting Lists	29
6. Section 8 (HCV) Inventory.....	35
7. Public Housing Inventory	37
8. Public Housing Capital Planning.....	45
9. Financial Resources	51
10. Occupancy Policies: Public Housing Program	67
11. Occupancy Policies: Section 8 (HCV) Program.....	85
12. Management Information: Public Housing Program.....	89
13. Management Information: Section 8 (HCV) Program.....	107
14. Resident Programs	115

Appendix One: Resolution of HANH Board of Commissioners

Appendix Two: MTW Certifications

Appendix Three: Financial Submissions

Housing Authority of the City of New Haven Moving to Work Annual Plan for FY 2007

Detailed Table of Contents

1. Introduction.....	5
A. Overview of Annual Plan Requirements	5
B. Overview of HUD's MTW Program	5
C. HANH's MTW Program.....	6
D. Resident & Community Participation in HANH Annual Planning	7
E. Changes or Amendments to This Annual Plan	7
F. HANH MTW Annual Reports	8
2. HANH's MTW Priorities for FY 2007	9
A. Key Priority Areas for FY 2007	9
B. HANH's Strategic Planning for FY 2007-2009.....	9
3. MTW Waivers	11
A. Planned Waiver Requests for FY 2007.....	11
B. Previously Approved MTW Waivers	11
4. Household Served	13
A. Current Number of Households Served.....	13
B. Comparison of Households Served During HANH's MTW Status.....	13
C. Comparison of Current Households Served to FY 2006 Projections.....	14
D. Projection of Households to be Served at the End of FY 2007	16
E. Race and Ethnicity of Current Households Served	21
F. Income Levels of Current Households Served	25
5. Households on HANH Waiting Lists	29
A. Current Number of Households on HANH Waiting Lists.....	29
B. Race and Ethnicity of Applicant Households	30
C. Income Levels of Applicant Households	31
D. Age & Service Needs of Mixed Population Residents & Applicants.....	32
6. Section 8 (HCV) Inventory.....	35
7. Public Housing Inventory	37
A. HANH's Current Public Housing Stock.....	37
B. Changes in HANH's Public Housing Stock During MTW Status.....	37
C. Comparison of Current Housing Stock to FY 2006 Projections	38
D. Projected Public Housing Stock for FY 2007.....	39
E. Designated Housing	39
8. Public Housing Capital Planning.....	45
A. Major Redevelopment & Renovation Projects	45
B. Other Capital Projects.....	47
C. Demolition Activities.....	48
D. Disposition Activities	48

9. Financial Resources	51
A. Sources of Funds for FY 2007.....	51
B. Uses of Funds for FY 2007.....	52
C. Reserves.....	52
D. FY 2006 Financial Statements.....	57
10. Occupancy Policies: Public Housing Program	67
A. Waiting List Policies	67
B. Site-Based Waiting List Procedures	68
C. Preferences for Admission.....	69
D. Other Policies Governing Eligibility, Selection, & Admissions.....	69
E. Admission to Scattered Site Public Housing Units.....	70
F. Admissions Policies for Mixed Finance Developments.....	70
G. Rent Policies.....	70
H. Community Service and Self-Sufficiency Policies.....	71
I. Income Targeting	71
J. Deconcentration of Poverty	72
K. Compliance with the Fair Housing Act	76
L. HANH's Efforts to Affirmatively Further Fair Housing.....	76
M. Analysis of Minority Concentrations.....	77
11. Occupancy Policies: Section 8 (HCV) Program.....	85
A. Waiting List Policies	85
B. Preferences for Admissions	85
C. Other Policies Governing Eligibility, Selection, & Admissions	86
D. Rent Policies.....	86
E. Payment Standards.....	86
F. Income Targeting	86
G. Deconcentration of Poverty	87
H. Compliance with the Fair Housing Act	87
I. HANH's Efforts to Affirmatively Further Fair Housing.....	88
12. Management Information: Public Housing Program.....	89
A. Implementation of Project-Based Management.....	89
B. Private Management of Certain Properties	90
C. Current Vacancy Rates	91
D. Projected Vacancy Rates for the End of FY 2007	92
E. Rent Collection	98
F. Work Orders.....	99
G. Inspections.....	99
H. Security Issues	99
13. Management Information: Section 8 (HCV) Program.....	107
A. HANH's SEMAP Corrective Action Plan & Related Issues	107
B. Section 8 (HCV) Leasing.....	107
C. Inspection Strategy	108
D. Expanding Housing Opportunities.....	108
E. Section 8 Project-Based Voucher Initiatives.....	109
14. Resident Programs	115

I. Introduction

A. Overview of Annual Plan Requirements

Following the 1998 QHWORA legislation for public housing reform, Public Housing Agencies (PHAs) are required to develop and submit to HUD Five-Year Plans and Annual Plans that articulate the PHA's key policies and objectives for effective administration of its federal housing programs.

In 2001, the Housing Authority of the City of New Haven (HANH) was awarded Moving to Work (MTW) status, as part of the federal MTW Demonstration Program. HANH is one of 32 PHAs nationwide selected for participation in the MTW Demonstration Program. During HANH's MTW term, in lieu of the standard PHA Annual Plan and Five-Year Plan documents, HANH is required to develop and submit to HUD MTW Annual Plans that articulate HANH's key policies, objectives, and strategies for administration of its federal housing programs to most effectively address local needs, in accord with the terms of HANH's MTW Agreement.

This MTW Annual Plan describes HANH's current status, key policies, objectives, and strategies for achieving our agency's MTW goals during fiscal year 2007 (October 1, 2006 to September 30, 2007).

B. Overview of HUD's MTW Program

Congress established the MTW Demonstration Program in 1996. The MTW Demonstration Program is a pilot project that provides greater flexibility to HUD and to MTW PHAs to design and test innovative local approaches for housing assistance programs that more effectively address the housing needs of low income families in our local communities. The purpose of the MTW Program, as established by Congress, is to identify innovative local approaches for providing and administering housing assistance that accomplish 3 primary goals:

1. To reduce costs and achieve greater cost effectiveness in federal expenditures.
2. To give incentives to families with children where the head of household is working, is seeking to work, or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
3. To increase housing choice for low income families.

Through the MTW Program, MTW agencies may request exemptions or waivers from existing regulations in order to pursue strategies that may result in more effective operations and services to low income families, according to local needs and conditions. The MTW Program also provides greater budget flexibility, as MTW agencies may pool

funding from several HUD programs in order allocate resources according to local determinations of the most effective use of funds in order to address local needs.

The MTW Program also provides greater flexibility in planning and reporting. MTW agencies may be exempted from routine program measures, such as HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) if these measures do not accurately reflect the agency's performance.

C. HANH's MTW Program

HANH was awarded MTW status in 2001. HANH's MTW plans include aggressive goals for transforming our public housing stock, and transforming our agency's operations, in order to effectively address the affordable housing needs of our community. In the development of its initial MTW Annual Plan and Agreement, HANH established the following MTW goals.

1. Transform HANH's existing public housing portfolio into housing of choice.
2. Expand housing choice in all areas of New Haven, as well as areas surrounding New Haven, while maintaining the City's level of subsidized, affordable housing at 30% of rental units.
3. Increase operating efficiencies while improving the marketability of HANH units.
4. Strengthen cooperative efforts with area service providers to address resident needs through assessment, service matching, and intervention.
5. Create opportunities for economic development for HANH program participants.
6. Expand resident involvement initiatives to promote community input, resident input, and agency accountability.
7. Enhance HANH's management systems to high performing agency status.

HANH was awarded MTW status in 2001, and HANH established an aggressive seven-year plan for transforming our public housing stock and transforming our agency's operations. HANH's MTW status ends September 30, 2008, unless HANH is granted an extension of its MTW status. According to HANH's MTW Agreement with HUD, HANH's MTW status became effective retroactively to October 1, 2000.

HANH's MTW program and flexibility includes, and is limited to, the following HUD programs: HANH's Public Housing Program (LIPH Operating Fund subsidy), Public Housing Capital Fund Program (CFP formula grants), and Section 8 (Housing Choice Voucher) Program for vouchers on yearly ACC cycles.

According to the MTW Agreement, HANH's MTW program does *not* include HUD grant funds committed to specific grant purposes, namely: HANH's HOPE VI grants for Monterey Place, HANH's HOPE VI grants for Quinnipiac Terrace/Riverview, any future HOPE VI Revitalization grants, and other competitive grant funds awarded for specific purposes. These grant funded programs committed to specific purposes require HANH to provide periodic reports to HUD.

Although these grant funded programs are not included in HANH's MTW program, HANH has included information, where relevant, regarding these grant funded programs in this MTW Annual Plan for FY 2007.

D. Resident & Community Participation in HANH Annual Planning

It is HANH's firm belief and commitment that our agency's planning should include broad input and participation by public housing residents, other program participants, and other stakeholders and members of the community. Key planning, decisions, and decision-making occur year-round. Given this commitment, HANH has institutionalized monthly MTW meetings, for the purpose of increasing resident engagement in HANH's planning. Participants in these monthly MTW meetings are not limited to the MTW Resident Advisory Board but, also, include TRC officers and other resident leaders of every HANH public housing developments. The monthly MTW meetings are conducted in a different HANH public housing development each month so that HANH may engage input from residents of each development.

This MTW Annual Plan for FY 2007 is the product of HANH's routine year-round planning processes. In addition, HANH has complied with the specific HUD regulations for notice and community involvement for Annual Plans, including the following:

- Consultation with the Resident Advisory Board: In addition to year-round consultation with resident leaders at monthly MTW meetings and other Resident Advisory Board meetings, which guided HANH's development of the draft MTW Annual Plan, HANH provided and discussed its current and proposed MTW Annual Plan, in its progressive draft stages, at MTW and Resident Advisory Board meetings, and all other resident meetings, in May, June, and July 2006.
- 45 days published notice of a public hearing, and availability to the public of the draft MTW Annual Plan, with an opportunity for comments: HANH published notice beginning June 2, of its MTW Annual Planning process and the public hearing.
- Public Hearing: HANH conducted a public hearing on this MTW Annual Plan for FY 2007 on July 18, 2006 at 10:00 a.m.
- Consideration of all public comments in the final Annual Plan: In the development of this MTW Annual Plan for FY 2007, HANH considered all comments received, and particularly the recommendations of the Resident Advisory Board and other resident leaders.
- Adoption of the Annual Plan by HANH's Board of Commissioners at a public and duly-noticed meeting: This MTW Annual Plan for FY 2007 was approved and adopted by HANH's Board of Commissioners at its July 19, 2006 meeting.

E. Changes or Amendments to This Annual Plan

After submitting this Annual Plan to HUD, HANH may modify any policy, rule, regulation, or other aspect of this Annual Plan. However, any changes that constitute Significant Modifications require an Amendment of this Annual Plan.

The following are actions that constitute Significant Modifications requiring an Amendment of this Annual Plan:

- Intent to demolish or dispose of a public housing development, or a portion of a public housing development, that previously was committed to residential use, or any conversion activities.
- Intent to designate a public housing development, or a portion of a public housing development, for a specific population.
- Changes in rent structure under an MTW waiver (i.e., changes incorporating rent structures that are not routinely permitted under HANH's existing policies or HUD's existing regulations).
- Establishing new preferences for admissions in the public housing or HCV/Section 8 program.

Any Amendment to this Annual Plan, due to Significant Modifications, is subject to the requirements of 24 CFR 903.13 (consultation with the Resident Advisory Board), 903.15 (consistency with the City's Consolidated Plan), and 903.17 (requirements for public notice, hearing, and comments). In addition, HANH may adopt a significant amendment or modification only through a duly called and public meeting of its Board of Commissioners. HANH may not implement the significant amendment or modification until it has been submitted and approved by HUD in accordance with HUD's plan review procedures.

F. HANH MTW Annual Reports

As an MTW agency, HANH is required to develop and submit to HUD an MTW Annual Report, at the end of each fiscal year, that describes HANH's effectiveness and outcomes in achieving the goals and objectives stated in its MTW Annual Plan.

After the end of the current fiscal year 2006 (September 30, 2006), HANH will develop and submit to HUD an Annual Report describing HANH's effectiveness and outcomes in achieving the goals and objectives stated in its MTW Annual Plan for FY 2006.

After the end of fiscal year 2007 (September 30, 2007), HANH will develop and submit to HUD an Annual Report describing HANH's effectiveness and outcomes in achieving the goals and objectives stated in this MTW Annual Plan for FY 2007.

2. HANH's MTW Priorities for FY 2007

This Section provides a summary of HANH's key priorities for FY 2007. HANH is presently engaged in strategic planning for the three-year period of FY 2007-2009. The initial outcomes of this three-year strategic plan are incorporated in this MTW Annual Plan for FY 2007 and will be incorporated in future MTW Annual Plans.

A. Key Priority Areas for FY 2007

The following are HANH's key priority areas for FY 2007. Each is described in greater detail in the appropriate subsequent sections of this MTW Annual Plan.

1. Make continued progress in order to complete major redevelopment and capital projects, particularly:
 - Eastview Terrace major modernization
 - Quinnipiac Terrace & Riverview HOPE VI revitalization
 - Brookside and Rockview HOPE VI revitalization
 - Prescott Bush Mall major modernization
2. Reduce the vacancy rate in HANH public housing developments.
3. Improve Section 8 (HCV) program management & operations.
4. Complete timely and accurate recertifications.
5. Improve customer service agency-wide.
6. Continue implementation of HUD's project-based property management model.
7. Continue repositioning the agency in light of changes in regulatory requirements and continued funding cuts.

B. HANH's Strategic Planning for FY 2007-2009

HANH is presently engaged in strategic planning for the three-year period of fiscal years 2007-2009. As we approach the likely end of our MTW status, HANH wishes to intensify our agency's planning and activities to effectively achieve our goals. In addition, we need to actively plan for the transition from MTW status to operations as a traditional PHA. In addition, our strategic planning focuses critically on the need to fully implement HUD's project-based management model by the end of our MTW status. Finally, our agency has undergone significant changes and transitions during recent years, which have created new challenges. Our strategic planning is intended to

reinvigorate and direct our agency to effectively address these challenges and achieve our agency's goals.

This MTW Annual Plan for FY 2007 incorporates HANH's strategic plans as established thus far. Future MTW Annual Plans will incorporate detailed goals and objectives resulting from HANH's three-year strategic planning process.

3. MTW Waivers

As an MTW agency, HANH may request HUD approval to waive certain regulations related to its administration of MTW-covered LIPH public housing and Section 8 (HCV) programs. This Section states HANH's planned waiver requests, as well as previous MTW waiver requests that were approved by HUD.

A. Planned Waiver Requests for FY 2007

During FY 2007, HANH intends to request a HUD waiver to approve alternate means of subsidy layering review for project-based voucher awards. HANH's hope is to identify an alternative that will be satisfactory to HUD but will permit a more timely completion of subsidy layering reviews.

Per HUD's request, HANH will submit all waiver requests under separate cover.

B. Previously Approved MTW Waivers

The following are MTW waiver requests previously requested by HANH and approved by HUD:

Quinnipiac Terrace Project-Based Voucher Assistance: HUD approved an exception to the deconcentration standards for project-based voucher (PBV) assistance, allowing HANH to site PBV assistance in its revitalized Quinnipiac Terrace development. HUD also approved a waiver of 24 CFR 983.203(a)(3), permitting HANH to establish a site-based waiting list for its PBV-assisted units in the revitalized Quinnipiac Terrace development. These approvals were granted on December 28, 2004, and were published in the Federal Register on April 8, 2005. (These waiver approvals are now redundant, as the exceptions requested are permitted under the final rule for PBV assistance published in October 2005.)

SEMAP Indicators: During FY 2006, HUD approved MTW waivers exempting HANH's Section 8 (Housing Choice Voucher) program from the reporting requirements and measures of two SEMAP indicators: 24 CFR 985.3(j), Annual Reexaminations; and 24 CFR 985.3(n), Lease-Up. These approvals were granted on April 19, 2006.

4. Household Served

This Section provides information about the number and characteristics of households served by HANH housing programs, including public housing program and the Section 8 (Housing Choice Voucher) program. The information provided in this Section includes scattered site public housing units. It does not include the Monterey Place development (which is not covered under HANH's MTW Agreement).

A. Current Number of Households Served

HANH's housing programs currently serve 4,865 households. This includes 1,587 households who live in New Haven public housing developments, and 3,278 households who receive Section 8 (HCV) assistance. The following table provides the number of households served by housing type and bedroom size (or voucher size). A detailed table providing the number of households served by bedroom size for each public housing development follows later in this Section, at page 19.

Current Households Served by Bedroom Size (June 2, 2006)

Housing Program & Type	SRO	0	1	2	3	4+	Total
Public Housing							
General Occupancy	0	0	7	368	229	105	709
Scattered Sites	0	0	0	0	134	12	146
Mixed Population	0	426	259	5	0	0	690
Elderly	0	7	35	0	0	0	42
Public Housing Subtotal	0	433	301	373	363	117	1,587
Section 8 (HCV)	73	27	884	1076	958	260	3,278
HANH Total	73	460	1,185	1,449	1,321	377	4,865

B. Comparison of Households Served During HANH's MTW Status

HANH's housing programs currently serve 4,865 total households. The total number of households served by HANH has not changed dramatically during HANH's MTW status, as indicated in the following table. However, the distribution of households served among HANH housing programs has changed, with fewer households served by HANH's public housing program, and more households served by HANH's Section 8 (HCV) program.

The following table provides counts of the total households served by each HANH housing program and housing type for each fiscal year from FY 2003 through the present.

Households Served FYs 2003-2007 MTW Annual Plans

Housing Program & Type	FY 2003 (6/2002)	FY 2004 (5/2003)	FY 2005 (6/2004)	FY 2006 (5/2005)	FY 2007 (6/2006)
Public Housing					
General Occupancy	1,240	1,206	1,032	960	855
Mixed Population	813	795	743	719	690
Elderly Designated	0	0	0	0	42
Public Housing Subtotal	2,053	2,001	1,775	1,679	1,587
Section 8 (HCV)	2,830	2,904	3,092	3,360	3,278
HANH Total	4,883	4,905	4,867	5,039	4,865

As the above table indicates, during its MTW status, HANH has served a decreasing number of public housing households. This is due to HANH's redevelopment and modernization plans for several public housing developments, in accord with HANH's MTW goal for transforming our public housing stock. As redevelopment and major modernization projects are completed, HANH's inventory of public housing, and the number of households served by HANH's public housing program, will increase again. More detailed information about changes in HANH's public housing stock, due to redevelopment and major modernization, is provided in Section 7, "Public Housing Inventory," at page 37.

While the number of public housing households served has decreased, at the same time the number of households served by HANH's Section 8 (HCV) program has grown significantly. In June 2002, HANH's Section 8 (HCV) program served 2,830 total households. Today, HANH's Section 8 (HCV) program serves 3,278 households, an increase of roughly 450 households. Some of this increase is due to incremental annual increases in HANH's lease-up rate, based on HANH MTW objectives of 3% annual increases in its lease-up rate, an objective that HANH met each year except the current fiscal year 2006. In addition, the increased number of Section 8 (HCV) households served is due to increases in the number of vouchers administered by HANH.

C. Comparison of Current Households Served to FY 2006 Projections

In HANH's MTW Annual Plan for FY 2006, HANH projected that 5,096 total households would be served by HANH housing programs by the end of the fiscal year (September 30, 2006). This projection did not include HANH's occupancy of HANH's 153 scattered site units. Including the scattered site units, this projection would be 5,242.

Today, HANH serves 4,865 families, which is fewer than projected. The table below compares HANH's current occupancy to the projections made in the FY 2006 MTW Annual Plan.

Current Households Served Compared to Projections for 9/30/06 (June 2, 2006)

Housing Program & Type	Projected 9/30/06	Actual 6/2/06	Difference
Public Housing			
General Occupancy	733	709	- 24
Mixed Population/ Elderly	806	732	- 74
Public Housing Subtotal	1,539	1,441	- 98
Section 8 (HCV)	3,557	3,278	- 279
HANH Subtotal	5,096	4,719	- 377
Scattered Sites	146	146	0
HANH Total	5,242	4,865	- 377

The above comparison between current households served in June 2006, and projections for September 30, 2006, do not account for changes in households served that may occur from June through September. A more detailed analysis of the above projections for September 30, 2006 will be provided in HANH's MTW Annual Report for FY 2006, which is produced at the end of the fiscal year. However, this analysis is important for HANH's planning and guides our strategies and objectives for this FY 2007 MTW Annual Plan.

HANH is currently serving fewer families than projected for the following reasons:

Reductions in Section 8 Households Served: At this time last year, as reported in our FY 2006 MTW Annual Plan, HANH's Section 8 (HCV) program served 3,360 total families, and we projected a 3% increase to serve 3,557 families by September 30, 2006. HANH did not meet this objective. During FY 2006, HANH has faced significant challenges in our administration of the Section 8 (HCV) program. We have substantially reorganized this department's staffing and operations, and will continue to make changes, in order to improve our administration of the Section 8 (HCV) program, which includes increasing the number of families who are issued vouchers, as well as the broad range of Section 8 (HCV) operations. More detailed information about HANH's plans and strategies for its Section 8 (HCV) program, including its lease-up rate, is provided in Section 13, "Management Information: Section 8 (HCV) Program," at page 107.

Delays in Elderly Units Coming On-Line: HANH's projections assumed that three elderly developments that were undergoing major modernization—Constance Baker Motley, Katharine Harvey Terrace, and Newhall Gardens—would be completed and on-line for occupancy before the end of FY 2006. These 3 developments represent 87 total residential units. HANH believes that we will meet this goal, with all 3 developments completed and on-line for occupancy by September 30, 2006. However, as of June 2006, only one development, Constance Baker Motley, is completed, with reoccupancy of its 45 units begun in June 2005. The 2 remaining developments, Katharine Harvey Terrace

(16 units) and Newhall Gardens (26 units) have taken longer than projected, but are still scheduled for completion and re-occupancy by September 30, 2006.

Accelerated Relocation: Several HANH General Occupancy developments are undergoing redevelopment or major renovations that require phased relocation of families. This includes Eastview Terrace, Quinnipiac Terrace, and Brookside. During FY 2006, as projects progress, relocation needs have changed, and thus HANH has relocated a larger number of families than projected. Eastview Terrace is particularly relevant: HANH had originally expected that some families would remain on-site during phased construction, but during FY 2006, in consultation with the remaining Eastview Terrace residents, HANH determined that relocation of all remaining families was most appropriate for the security and quality of life of the families.

Delays in Vacant Unit Preparation: HANH's projections for the number of public families to be served by September 30, 2006 assumed that HANH would complete vacant unit preparation for a larger number of routine vacancies than HANH has achieved as of June 2006. The difference between the projections and the current actuals, due to delays in preparation of routine vacancies, is not large. In HANH's General Occupancy developments, HANH is serving 24 fewer families than projected, and the majority of this difference is due to accelerated relocation. In HANH's Mixed Population and Elderly developments, HANH is currently serving 74 fewer families than projected, but 42 of these units are scheduled to return on-line for occupancy by September 30, 2006, thus the decreased occupancy of roughly 34 units can be attributed to routine vacancies that were not prepared for re-occupancy as timely as projected. HANH has provided more information about its vacancy rates in Section 12, "Management Information: Public Housing Program," at page 89.

D. Projection of Households to be Served at the End of FY 2007

By the end of FY 2007, HANH expects to serve 5,194 total households. This projection represents an increase of 329 more households than are currently served by HANH (4,865 households).

The following table provides a summary of HANH's projection for the number of households to be served at the end of FY 2007, with comparison to current households served. A detailed table that provides the projected occupancy for each public housing development follows at page 20.

Projected Households Served (9/30/07) Compared to Current HHs Served (6/2/06)

Housing Program & Type	Current HHs (June 2, 2006)	Projected HHs (Sept 30, 2007)	Change
Public Housing			
General Occupancy	855	893	38
Mixed Population	690	700	10
Elderly	42	83	41
Public Housing Subtotal	1,587	1,676	89
Section 8 (HCV)	3,278	3,518	240
HANH Total	4,865	5,194	329

The majority of the projected increase in households served is in HANH's Section 8 (HCV) program. HANH intends to serve 240 new households through its Section 8 (HCV) program by the end of FY 2007. HANH's plans for increasing Section 8 (HCV) utilization are described in Section 13, "Management Information: Section 8 (HCV) Program," at page 107.

For the public housing program, HANH projects 1,676 total occupant households at the end of FY 2007, an increase of 89 households over the number currently served. These projections for the number of households served are based on projected changes in HANH's inventory and vacancy rates. HANH expects to serve 122 new households in units that come on-line during FY 2007, following redevelopment or major modernization. In addition, HANH expects to serve 67 additional households through reductions in its routine vacancy rates. At the same time, HANH's projections anticipate the loss of 100 households currently served in developments planned for redevelopment, major modernization, or short-term capital improvements.

Change in Public Housing Households (HHs) Served FY 2007

Increased HHs served in new units on-line	+ 122
Decreased HHs served in off-line developments	- 90
Increased HHs served due to reduced routine vacancies	+ 67
Decreased HHs served short-term for capital improvements	- 10
Total Change in HHs Served	+ 89

Changes in HANH's Inventory Due to Redevelopment & Modernization: HANH's MTW goals include aggressive capital plans that include redevelopment or major modernization of 40% of HANH's public housing stock. This has resulted in a large number of HANH units being taken off-line for redevelopment or modernization purposes. Changes in HANH's housing stock due to redevelopment and major modernization are described in more detail in Section 7, "Public Housing Inventory," at page 37.

Four redevelopment or major modernization projects, representing 144 total units, are near completion: County & Henry Streets (Dev #4-15) (4 units modernized), Quinncipiac Terrace HOPE VI Redevelopment (81 units new construction), Katharine Harvey Terrace (23 units modernized), and Newhall Gardens (36 units modernized). As these new units come on-line for occupancy, accounting for merged units and a routine vacancy rate of 5%, HANH projects that we will serve 122 additional households by the end of FY 2007.

At the same time, HANH's redevelopment and modernization plans will result in a reduction of households served in other developments. By the end of FY 2007, HANH plans to have relocated all remaining families at Brookside (48 households) and Quinncipiac Terrace (38 households). In addition, HANH's projection includes attrition at William T. Rowe, with current occupancy of 69 households reduced by 4 households, to a projected occupancy of 65 households. Combined, HANH's projections of occupancy due to redevelopment and modernization plans for these 3 developments total a reduction of 90 households served by the end of FY 2007.

Reductions in Routine Vacancies: During FY 2007, HANH aims to reduce its routine vacancies by 25% and, in many developments, to a routine vacancy rate of 5%. More detailed information about HANH's projected vacancy rates is provided in Section 12, "Management Information: Public Housing Program," at page 89. By more effectively and timely managing routine vacancies, HANH expects to serve 67 additional households by the end of FY 2007.

Continued Short-Term Vacancies for Capital Improvements: HANH is planning capital improvements in several HANH public housing developments that will require short-term relocation of residents. For example, HANH is planning modernization of kitchens and bathrooms of all units at McQueeney Towers, a project that will require relocation of residents although, with good planning, the relocation of any individual resident could be limited to a week or less. For several developments planned for such capital projects, HANH's plans for FY 2007 are to maintain vacancies in order to provide "swing space" for short-term relocation in order to minimize the disruption to residents. These developments include Essex Townhouses, Crawford Manor, McQueeney Towers, Winslow-Celentano, Fairmont Heights, and Ruoppolo Manor. For these developments, HANH may limit new occupancy until capital improvements are completed. HANH's projections for occupancy of these developments at the end of FY 2007 also assume some attrition, with a reduction of 10 households served at the end of FY 2007.

HANH LIPH Occupancy by Bedroom Size (June 2, 2006)

AMP & Development Name	Bedroom Size of Unit							Total
	0	1	2	3	4	5	6	
General Occupancy								
1 Westville Manor (04-37)	0	0	27	59	26	13	0	125
2 Brookside (04-36)	0	0	27	17	3	0	1	48
4 McConaughy Terrace (04-35)	0	0	139	27	7	0	0	173
5 County & Henry Streets (04-15)	0	0	0	1	0	0	0	1
Valley Townhouses (04-29)	0	0	9	14	12	3	0	38
Waverly Townhouses (04-30)	0	0	19	20	10	0	0	49
<i>Total AMP Group #5</i>	0	0	28	35	22	3	0	88
10 Farnam Courts (04-4)	0	7	111	68	21	0	0	207
12 Quinpiac Terrace (04-3)	0	0	25	10	2	0	1	38
13 Eastview Terrace (04-34)	0	0	0	0	0	0	0	0
14 Essex (04-23)	0	0	11	13	6	0	0	30
Scattered Sites (04-44 to 04-64)	0	0	0	134	10	2	0	146
<i>Total AMP Group #14</i>	0	0	11	147	16	2	0	176
Total General Occupancy	0	7	368	363	97	18	2	855
Mixed Population								
3 Ribicoff Cottage (04-14)	0	34	0	0	0	0	0	34
Ribicoff Extension (04-24)	12	39	0	0	0	0	0	51
<i>Total AMP Group #3</i>	12	73	0	0	0	0	0	85
7 George Crawford Manor (04-12)	49	44	3	0	0	0	0	96
William T. Rowe (04-31)	54	15	0	0	0	0	0	69
<i>Total AMP Group #7</i>	103	59	3	0	0	0	0	165
8 Charles T. McQueeney (04-28)	106	19	0	0	0	0	0	125
9 Robert T. Wolfe (04-16)	60	12	2	0	0	0	0	74
Valentina Macri Court (04-26)	9	4	0	0	0	0	0	13
Winslow Celentano (04-11)	21	29	0	0	0	0	0	50
<i>Total AMP Group #9</i>	90	45	2	0	0	0	0	137
11 Fairmont Heights (04-40)	39	43	0	0	0	0	0	82
Ruoppolo Manor (04-22)	76	20	0	0	0	0	0	96
<i>Total AMP Group #11</i>	115	63	0	0	0	0	0	178
Total Mixed Population	426	259	5	0	0	0	0	690
Elderly Designated								
6 Constance B. Motley (04-18)	7	35	0	0	0	0	0	42
Katherine Harvey Terrace (04-8)								
Newhall Gardens (04-9)								
Prescott Bush (04-10)								
Total Elderly Designated	7	35	0	0	0	0	0	42
HANH Total	433	301	373	363	97	18	2	1,587

File: LIPH Occupancy (Sheet 1)

Projected HANH Public Housing Occupancy (September 30, 2007)

AMP & Development Name	Total Units				
	Total	Merged	NonD	Avail	Occ'd
General Occupancy					
1 Westville Manor (04-37)	151	0	2	149	142
2 Brookside (04-36)	177	0	0	177	0
4 McConaughy Terrace (04-35)	201	0	5	196	186
5 County & Henry Streets (04-15)	6	0	0	6	6
Valley Townhouses (04-29)	40	0	1	39	37
Waverly Townhouses (04-30)	52	0	3	49	47
<i>Total AMP Group #5</i>	<i>98</i>	<i>0</i>	<i>4</i>	<i>94</i>	<i>89</i>
10 Farnam Courts (04-4)	240	0	4	236	224
12 Quinnipiac Terrace (04-3)	0	0	0	0	0
Quinnipiac Terrace Revitalization	81	0	0	81	77
<i>Total AMP Group #12</i>	<i>81</i>	<i>0</i>	<i>0</i>	<i>81</i>	<i>77</i>
13 Eastview Terrace (04-34)	100	0	0	100	0
14 Essex (04-23)	35	0	2	33	29
Scattered Sites (04-44 to 04-64)	153	0	0	153	145
<i>Total AMP Group #14</i>	<i>188</i>	<i>0</i>	<i>2</i>	<i>186</i>	<i>175</i>
Total General Occupancy	1,236	0	17	1,219	893
Mixed Population					
3 Ribicoff Cottage (04-14)	40	0	0	40	38
Ribicoff Extension (04-24)	80	20	1	59	56
<i>Total AMP Group #3</i>	<i>120</i>	<i>20</i>	<i>1</i>	<i>99</i>	<i>94</i>
7 George Crawford Manor (04-12)	109	0	2	107	94
William T. Rowe (04-31)	176	3	2	171	65
<i>Total AMP Group #7</i>	<i>285</i>	<i>3</i>	<i>4</i>	<i>278</i>	<i>159</i>
8 Charles T. McQueeney (04-28)	150	0	4	146	123
9 Robert T. Wolfe (04-16)	93	0	2	91	86
Valentina Macri Court (04-26)	17	0	1	16	15
Winslow Celentano (04-11)	65	0	2	63	49
<i>Total AMP Group #9</i>	<i>175</i>	<i>0</i>	<i>5</i>	<i>170</i>	<i>150</i>
11 Fairmont Heights (04-40)	98	0	1	97	80
Ruoppolo Manor (04-22)	116	0	3	113	94
<i>Total AMP Group #11</i>	<i>214</i>	<i>0</i>	<i>4</i>	<i>210</i>	<i>174</i>
Total Mixed Population	944	23	18	903	700
Elderly Designated					
6 Constance B. Motley (04-18)	63	18	0	45	43
Katherine Harvey Terrace (04-8)	23	6	1	16	15
Newhall Gardens (04-9)	36	10	0	26	25
Prescott Bush (04-10)	60	0	0	60	0
Total Elderly Designated	182	34	1	147	83
HANH Total	2,362	57	36	2,269	1,676

File: LIPH Occupancy and Vacancy (Sheet 3)

E. Race and Ethnicity of Current Households Served

HANH's housing programs primarily serve families of minority race or ethnicity. The following table summarizes race and ethnicity data for HANH's housing programs, including both public housing and Section 8 (HCV) programs. This table includes separate data for each public housing type, including General Occupancy (GO), Mixed Population (MP), and Elderly (Eld) housing. More detailed data follows, with race and ethnicity counts and percents for each HANH public housing development, at page 23.

Race and Ethnicity of Current Households Served (June 2, 2006)

Ethnicity & Race	Public Housing				Sec 8	HANH Total
	GO	MP	Eld	Total		
Hispanic						
White	16%	15%	7%	15%	26%	23%
Black	1%	1%	0%	1%	2%	2%
AI/AN *	0%	0%	0%	0%	0%	0%
Asian	2%	1%	0%	1%	3%	3%
NH/OPI *	0%	0%	0%	0%	0%	0%
Total Hispanic	19%	17%	7%	18%	31%	28%
Non-Hispanic						
White	4%	16%	19%	9%	11%	10%
Black	77%	67%	74%	72%	57%	62%
AI/AN *	0%	0%	0%	0%	0%	0%
Asian	0%	0%	0%	0%	0%	0%
NH/OPI *	0%	0%	0%	0%	0%	0%
Total Non-Hispanic	81%	83%	93%	81%	68%	72%
Total HANH HHs	855	690	42	1,587	3,278	4,865

* AI/AN = American Indian/Alaska Native
 NH/OPI = Native Hawaiian/Other Pacific Islander

As this data indicates, 90% of families served by HANH housing programs are of a minority race or ethnicity. 28% of families are Hispanic. 64% of families are of Black/African-American race, including 62% of families who are Black Non-Hispanic, and 2% of families who are Black Hispanic. 10% of families are White Non-Hispanic. HANH serves only a small number of families of other races, which include American Indian/Alaska Native, Asian, and Native Hawaiian/Other Pacific Islander.

There are some notable variations in the race and ethnicity of families served by HANH's housing programs:

- There are larger percentages of White Non-Hispanic families in HANH's Mixed Population housing (16%) and Elderly housing (19%) than in other HANH programs. In HANH's General Occupancy public housing, only 4% of households are White Non-Hispanic, and only 11% of Section 8 households.

- HANH's Elderly housing serves a smaller number of Hispanic families (7%, compared to 17% for all public housing). Elderly housing also serves a larger number of White Non-Hispanic families (19%, compared to 9% for all public housing), however the percentage is not significantly different from the percentage of White Non-Hispanic families served by HANH's Mixed Population housing (16%). The percentage of Black families (74%) is comparable to other HANH housing (72% for all public housing). HANH notes that percentages for its Elderly housing may not be properly comparable to other HANH housing programs, as Elderly housing represents only 42 total households.
- HANH's Section 8 (HCV) program serves a larger percentage of Hispanic families (31%) than does HANH's public housing program (17%), and a smaller percentage of Black families (57%) than does HANH's public housing program (72%). The percent of minority households served by these 2 programs does not differ significantly, and likewise the percent of White non-Hispanic households served by these 2 programs does not differ significantly (9% for public housing, and 11% for Section 8).

Race and Ethnicity of HANH Public Housing Households (June 2, 2006)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	9	0	0	2	0	11	7	107	0	0	0	125
2 Brookside (04-36)	0	0	0	1	0	1	0	47	0	0	0	48
4 McConaughy Terrace (04-35)	13	1	0	2	0	16	6	151	0	0	0	173
5 County & Henry Streets (04-15)	0	0	0	0	0	0	0	1	0	0	0	1
Valley Townhouses (04-29)	6	0	0	0	0	6	0	32	0	0	0	38
Waverly Townhouses (04-30)	8	0	0	1	0	9	1	39	0	0	0	49
Total AMP Group #5	14	0	0	1	0	15	1	72	0	0	0	88
10 Farnam Courts (04-4)	50	5	0	4	0	59	14	133	0	1	0	207
12 Quinpiac Terrace (04-3)	6	2	0	3	0	11	0	26	0	1	0	38
13 Eastview Terrace (04-34)	0	0	0	0	0	0	0	0	0	0	0	0
14 Essex (04-23)	11	0	0	2	0	13	3	14	0	0	0	30
Scattered Sites (04-44 to 04-64)	32	0	0	4	0	36	2	108	0	0	0	146
Total AMP Group #14	43	0	0	6	0	49	5	122	0	0	0	176
Total General Occupancy	135	8	0	19	0	162	33	658	0	2	0	855
Mixed Population												
3 Ribicoff Cottage (04-14)	0	0	0	0	0	0	1	32	0	1	0	34
Ribicoff Extension (04-24)	4	0	0	0	0	4	1	46	0	0	0	51
Total AMP Group #3	4	0	0	0	0	4	2	78	0	1	0	85
7 George Crawford Manor (04-12)	10	0	0	1	0	11	18	67	0	0	0	96
William T. Rowe (04-31)	3	0	0	1	0	4	6	57	0	2	0	69
Total AMP Group #7	13	0	0	2	0	15	24	124	0	2	0	165
8 Charles T. McQueeney (04-28)	29	3	0	0	0	32	23	70	0	0	0	125
9 Robert T. Wolfe (04-16)	22	1	0	0	0	23	7	44	0	0	0	74
Valentina Macri Court (04-26)	7	0	1	0	0	8	1	4	0	0	0	13
Winslow Celentano (04-11)	6	3	0	1	0	10	11	28	1	0	0	50
Total AMP Group #9	35	4	1	1	0	41	19	76	1	0	0	137
11 Fairmont Heights (04-40)	7	0	0	0	0	7	24	51	0	0	0	82
Ruoppolo Manor (04-22)	15	3	0	1	0	19	17	60	0	0	0	96
Total AMP Group #11	22	3	0	1	0	26	41	111	0	0	0	178
Total Mixed Population	103	10	1	4	0	118	109	459	1	3	0	690
Elderly Designated												
6 Constance B. Motley (04-18)	3	0	0	0	0	3	8	31	0	0	0	42
Katherine Harvey Terrace (04-8)												0
Newhall Gardens (04-9)												0
Prescott Bush (04-10)												0
Total Elderly Designated	3	0	0	0	0	3	8	31	0	0	0	42
HANH Total	241	18	1	23	0	283	150	1,148	1	5	0	1,587

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity (Sheet 1)

Race and Ethnicity of HANH Public Housing Households (Percent) (June 2, 2006)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	7%	0%	0%	2%	0%	9%	6%	86%	0%	0%	0%	125
2 Brookside (04-36)	0%	0%	0%	2%	0%	2%	0%	98%	0%	0%	0%	48
4 McConaughy Terrace (04-35)	8%	1%	0%	1%	0%	9%	3%	87%	0%	0%	0%	173
5 County & Henry Streets (04-15)	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	1
Valley Townhouses (04-29)	16%	0%	0%	0%	0%	16%	0%	84%	0%	0%	0%	38
Waverly Townhouses (04-30)	16%	0%	0%	2%	0%	18%	2%	80%	0%	0%	0%	49
Total AMP Group #5	16%	0%	0%	1%	0%	17%	1%	82%	0%	0%	0%	88
10 Farnam Courts (04-4)	24%	2%	0%	2%	0%	29%	7%	64%	0%	0%	0%	207
12 Quinpiac Terrace (04-3)	16%	5%	0%	8%	0%	29%	0%	68%	0%	3%	0%	38
13 Eastview Terrace (04-34)												0
14 Essex (04-23)	37%	0%	0%	7%	0%	43%	10%	47%	0%	0%	0%	30
Scattered Sites (04-44 to 04-64)	22%	0%	0%	3%	0%	25%	1%	74%	0%	0%	0%	146
Total AMP Group #14	24%	0%	0%	3%	0%	28%	3%	69%	0%	0%	0%	176
Total General Occupancy	16%	1%	0%	2%	0%	19%	4%	77%	0%	0%	0%	855
Mixed Population												
3 Ribicoff Cottage (04-14)	0%	0%	0%	0%	0%	0%	3%	94%	0%	3%	0%	34
Ribicoff Extension (04-24)	8%	0%	0%	0%	0%	8%	2%	90%	0%	0%	0%	51
Total AMP Group #3	5%	0%	0%	0%	0%	5%	2%	92%	0%	1%	0%	85
7 George Crawford Manor (04-12)	10%	0%	0%	1%	0%	11%	19%	70%	0%	0%	0%	96
William T. Rowe (04-31)	4%	0%	0%	1%	0%	6%	9%	83%	0%	3%	0%	69
Total AMP Group #7	8%	0%	0%	1%	0%	9%	15%	75%	0%	1%	0%	165
8 Charles T. McQueeney (04-28)	23%	2%	0%	0%	0%	26%	18%	56%	0%	0%	0%	125
9 Robert T. Wolfe (04-16)	30%	1%	0%	0%	0%	31%	9%	59%	0%	0%	0%	74
Valentina Macri Court (04-26)	54%	0%	8%	0%	0%	62%	8%	31%	0%	0%	0%	13
Winslow Celentano (04-11)	12%	6%	0%	2%	0%	20%	22%	56%	2%	0%	0%	50
Total AMP Group #9	26%	3%	1%	1%	0%	30%	14%	55%	1%	0%	0%	137
11 Fairmont Heights (04-40)	9%	0%	0%	0%	0%	9%	29%	62%	0%	0%	0%	82
Ruoppolo Manor (04-22)	16%	3%	0%	1%	0%	20%	18%	63%	0%	0%	0%	96
Total AMP Group #11	12%	2%	0%	1%	0%	15%	23%	62%	0%	0%	0%	178
Total Mixed Population	15%	1%	0%	1%	0%	17%	16%	67%	0%	0%	0%	690
Elderly Designated												
6 Constance B. Motley (04-18)	7%	0%	0%	0%	0%	7%	19%	74%	0%	0%	0%	42
Katherine Harvey Terrace (04-8)												0
Newhall Gardens (04-9)												0
Prescott Bush (04-10)												0
Total Elderly Designated	7%	0%	0%	0%	0%	7%	19%	74%	0%	0%	0%	42
HANH Total	15%	1%	0%	1%	0%	18%	9%	72%	0%	0%	0%	1,587

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity (Sheet 2)

F. Income Levels of Current Households Served

The following table provides information about the income levels of families served by HANH's housing programs. More detailed data follows, with counts and percentages for each HANH public housing development, at pages 26-27.

Housing Program & Type	< 30%	30-50%	50-80%	> 80%	Total
Public Housing					
General Occupancy	81%	12%	5%	2%	709
Scattered Sites	79%	18%	1%	1%	146
Mixed Population	93%	5%	1%	0%	690
Elderly	79%	21%	0%	0%	42
Public Housing Subtotal	86%	10%	3%	1%	1,587
Section 8 (HCV)	74%	20%	5%	0%	3,278
HANH Total	78%	17%	5%	0%	4,865

As the above table indicates, the large majority (78%) of families served by HANH's housing programs are extremely low income, with a total household income less than 30% of the area median income. 17% of total families served are very low income (total household income between 30% and 50% of the area median), and 5% are low income (total household income between 50% and 80% of the area median).

The proportion of extremely low income families is greater in HANH's public housing program. 86% of public housing families served are extremely low income, 20% are very low income, and 5% are low income. A handful of families, representing 1% of total public housing families, have incomes above 80% of the area median, due to increased incomes since their families' admission to the program. Within HANH's Mixed Population public housing, there is a notably higher percentage (93%) of extremely low income households. Within HANH's Elderly-Designated housing, there is a notably lower (79%) percentage of extremely low income households. This is not surprising; throughout HANH's housing programs, elderly residents are more likely to have a slightly higher and more steady income than other families, with the exception of working families.

In the Section 8 (HCV) program, roughly three-quarters (74%) of families served are extremely low income, 20% are very low income, and 5% are low income. Section 8 (HCV) households are less likely to be extremely low income. Roughly 25% of Section 8 (HCV) households have incomes above 30% of the median (compared to 14% of public housing households).

Family Incomes as Percent of Median (June 2, 2006)

AMP & Development Name	Income Level				Total
	<30%	30-50%	50-80%	>80%	
General Occupancy					
1 Westville Manor (04-37)	96	19	7	3	125
2 Brookside (04-36)	31	11	5	1	48
4 McConaughy Terrace (04-35)	141	23	7	2	173
5 County & Henry Streets (04-15)	1	0	0	0	1
Valley Townhouses (04-29)	28	4	4	2	38
Waverly Townhouses (04-30)	39	8	0	2	49
<i>Total AMP Group #5</i>	<i>68</i>	<i>12</i>	<i>4</i>	<i>4</i>	<i>88</i>
10 Farnam Courts (04-4)	183	14	9	1	207
12 Quinipiac Terrace (04-3)	31	5	2	0	38
13 Eastview Terrace (04-34)					
14 Essex (04-23)	26	3	1	0	30
Scattered Sites (04-44 to 04-64)	116	27	2	1	146
<i>Total AMP Group #14</i>	<i>142</i>	<i>30</i>	<i>3</i>	<i>1</i>	<i>176</i>
Total General Occupancy	692	114	37	12	855
Mixed Population					
3 Ribicoff Cottage (04-14)	29	2	3	0	34
Ribicoff Extension (04-24)	45	5	1	0	51
<i>Total AMP Group #3</i>	<i>74</i>	<i>7</i>	<i>4</i>	<i>0</i>	<i>85</i>
7 George Crawford Manor (04-12)	88	6	1	1	96
William T. Rowe (04-31)	66	3	0	0	69
<i>Total AMP Group #7</i>	<i>154</i>	<i>9</i>	<i>1</i>	<i>1</i>	<i>165</i>
8 Charles T. McQueeney (04-28)	119	6	0	0	125
9 Robert T. Wolfe (04-16)	71	3	0	0	74
Valentina Macri Court (04-26)	13	0	0	0	13
Winslow Celentano (04-11)	49	1	0	0	50
<i>Total AMP Group #9</i>	<i>133</i>	<i>4</i>	<i>0</i>	<i>0</i>	<i>137</i>
11 Fairmont Heights (04-40)	76	4	2	0	82
Ruoppolo Manor (04-22)	89	6	1	0	96
<i>Total AMP Group #11</i>	<i>165</i>	<i>10</i>	<i>3</i>	<i>0</i>	<i>178</i>
Total Mixed Population	645	36	8	1	690
Elderly Designated					
6 Constance B. Motley (04-18)	33	9	0	0	42
Katherine Harvey Terrace (04-8)					
Newhall Gardens (04-9)					
Prescott Bush (04-10)					
Total Elderly Designated	33	9	0	0	42
HANH Total	1,370	159	45	13	1,587

File: Income Levels (Sheet 1)

Family Incomes as Percent of Median (Percent of Families) (June 2, 2006)

AMP & Development Name	Income Level				Total
	<30%	30-50%	50-80%	>80%	
General Occupancy					
1 Westville Manor (04-37)	77%	15%	6%	2%	125
2 Brookside (04-36)	65%	23%	10%	2%	48
4 McConaughy Terrace (04-35)	82%	13%	4%	1%	173
5 County & Henry Streets (04-15)	100%	0%	0%	0%	1
Valley Townhouses (04-29)	74%	11%	11%	5%	38
Waverly Townhouses (04-30)	80%	16%	0%	4%	49
<i>Total AMP Group #5</i>	<i>77%</i>	<i>14%</i>	<i>5%</i>	<i>5%</i>	<i>88</i>
10 Farnam Courts (04-4)	88%	7%	4%	0%	207
12 Quinipiac Terrace (04-3)	82%	13%	5%	0%	38
13 Eastview Terrace (04-34)					0
14 Essex (04-23)	87%	10%	3%	0%	30
Scattered Sites (04-44 to 04-64)	79%	18%	1%	1%	146
<i>Total AMP Group #14</i>	<i>81%</i>	<i>17%</i>	<i>2%</i>	<i>1%</i>	<i>176</i>
Total General Occupancy	81%	13%	4%	1%	855
Mixed Population					
3 Ribicoff Cottage (04-14)	85%	6%	9%	0%	34
Ribicoff Extension (04-24)	88%	10%	2%	0%	51
<i>Total AMP Group #3</i>	<i>87%</i>	<i>8%</i>	<i>5%</i>	<i>0%</i>	<i>85</i>
7 George Crawford Manor (04-12)	92%	6%	1%	1%	96
William T. Rowe (04-31)	96%	4%	0%	0%	69
<i>Total AMP Group #7</i>	<i>93%</i>	<i>5%</i>	<i>1%</i>	<i>1%</i>	<i>165</i>
8 Charles T. McQuency (04-28)	95%	5%	0%	0%	125
9 Robert T. Wolfe (04-16)	96%	4%	0%	0%	74
Valentina Macri Court (04-26)	100%	0%	0%	0%	13
Winslow Celentano (04-11)	98%	2%	0%	0%	50
<i>Total AMP Group #9</i>	<i>97%</i>	<i>3%</i>	<i>0%</i>	<i>0%</i>	<i>137</i>
11 Fairmont Heights (04-40)	93%	5%	2%	0%	82
Ruoppolo Manor (04-22)	93%	6%	1%	0%	96
<i>Total AMP Group #11</i>	<i>93%</i>	<i>6%</i>	<i>2%</i>	<i>0%</i>	<i>178</i>
Total Mixed Population	93%	5%	1%	0%	690
Elderly Designated					
6 Constance B. Motley (04-18)	79%	21%	0%	0%	42
Katherine Harvey Terrace (04-8)					
Newhall Gardens (04-9)					
Prescott Bush (04-10)					
Total Elderly Designated	79%	21%	0%	0%	42
HANH Total	86%	10%	3%	1%	1,587

File: Income Levels (Sheet 2)

5. Households on HANH Waiting Lists

This Section provides information about the number and characteristics of applicant households on HANH's waiting lists, including HANH's public housing program and Section 8 (HCV) program.

A. Current Number of Households on HANH Waiting Lists

HANH presently has 3,664 applicant households on its waiting lists. The following table provides counts for each waiting list and housing type. It also includes bedroom sizes for all public housing waiting lists and some Section 8 (HCV) waiting lists. HANH has not recorded bedroom sizes for its Section 8 (HCV) tenant-based applicants; this information will be determined as part of the eligibility and admissions process.

Number & Bedroom Size of Applicant Households (June 5, 2006)

Housing Program & Type	SRO	0	1	2	3	4+	Total
Public Housing							
General Occupancy	0	0	546	495	257	84	1,382
Mixed Population	0	597	187	0	0	0	784
Elderly	0	11	84	1	0	0	96
Accessible Housing	0	4	34	17	6	2	63
Ruoppolo SHP	0	5	1	0	0	0	6
Public Housing Subtotal	0	617	852	513	263	86	2,331
Section 8 (HCV)							
Tenant-Based							1,057
Project-Based	0	18	120	82	43	10	273
SROs	3	0	0	0	0	0	3
Section 8 (HCV) Subtotal							1,333
HANH Total							3,664

As this table indicates, HANH has 2,331 applicant households on its public housing waiting lists. More than half (1,382) households are on HANH's General Occupancy waiting list. This number is larger than ideal for effective waiting list management, given the number of units in HANH's General Occupancy housing stock. This list has been closed for some years, and as an ongoing management practice, HANH closes waiting lists before they reach a disproportionate size.

Another notable demographic in the table above is that there are 546 applicants on HANH's General Occupancy waiting lists for 1-bedroom apartments. This is a particularly excessive number, as HANH has a total of *seven* 1-bedroom apartments in its General Occupancy housing. Today, HANH would close this waiting list for this

bedroom size before it reached a disproportionate size. This demographic indicates an additional problem: the significant need for affordable housing by single persons who are not served by HANH's Mixed Population housing because they are not elderly or disabled. HANH intends to develop additional small-size General Occupancy units in its Quinpiac Terrace revitalization and other redevelopment plans, but HANH's redevelopment plans will make only a small dent in the need for affordable housing of single persons who are neither elderly nor disabled.

HANH's Section 8 (HCV) waiting lists include 1,333 applicant households. The majority (1,057) are on the Section 8 (HCV) waiting list for tenant-based assistance. These include 1,000 applicants selected in a lottery from all applicants when HANH opened this waiting list in April 2005.

B. Race and Ethnicity of Applicant Households

The majority of applicant households are of minority race or ethnicity. The table below provides race and ethnicity data for applicants on HANH's waiting lists. There are some limits to HANH's race and ethnicity data and reporting for applicants on HANH's waiting lists, including the fact that HANH does not require applicants to provide race and ethnicity data at the time of pre-application. Of the 3,664 applicants, more than 300 did not provide race and/or ethnicity. The percentages in the table below are based only on the total applicants with race and/or ethnicity data.

Race & Ethnicity of Applicant Households (June 5, 2006)

Housing Program & Type	Race *					Ethnicity *		Total
	W	B	AI	As	NH	H	NonH	
Public Housing								
General Occupancy	75%	24%	0%	0%	0%	56%	44%	1,382
Mixed Population	61%	38%	0%	0%	0%	26%	74%	784
Elderly	44%	56%	0%	0%	0%	20%	80%	96
Accessible Housing	75%	25%	0%	0%	0%	40%	60%	63
Ruoppolo SHP	33%	67%	0%	0%	0%	0%	100%	6
Public Housing Subtotal	70%	30%	0%	0%	0%	45%	55%	2,331
Section 8 (HCV)								
Tenant-Based	45%	54%	0%	0%	0%	32%	68%	1,057
Project-Based	51%	48%	0%	0%	0%	40%	60%	273
SROs	50%	50%	0%	0%	0%	0%	100%	3
Section 8 (HCV) Subtotal	47%	53%	0%	0%	0%	34%	66%	1,333
HANH Total	62%	38%	0%	0%	0%	41%	59%	3,664

* Race Categories: "W" = White. "B" = Black/African American. "AI" = American Indian or Alaskan Native. "As" = Asian. "NH" = Native Hawaiian or Other Pacific Islander.

* Ethnicity Categories: "H" = Hispanic. "NonH" = Non-Hispanic.

As the above table indicates, 62% of applicants report their race as White, and 38% report Black. The percentage of applicants reporting one of the other race categories is small, less than 1%, but there are 6 applicants who are American Indian/Alaska Native, 8 applicants who are Asian, and 1 applicant who is Native Hawaiian/Other Pacific Islander.

41% of applicants report Hispanic ethnicity, and 59% report non-Hispanic.

The race and ethnicity demographics of applicants on HANH's waiting lists represent significant variations from the demographics of households currently served by HANH's housing programs, as reported in Section 4, "Households Served," at page 21.

- HANH's applicants include a much smaller percentage of Black families (38%) than the percentage of Black families currently served in HANH programs (64%). The difference is particularly large in HANH's public housing waiting lists, in which only 30% of applicants are Black, whereas, in HANH's current public housing households, 73% of families are Black. In the Section 8 program, the difference is much smaller. 59% of current Section 8 families are Black, compared to 53% of applicants.
- All waiting lists reflect a larger percentage of Hispanic households. 28% of the total households presently served are Hispanic, whereas 45% of HANH's waiting lists are Hispanic applicants. This difference is particularly large in HANH's public housing program, where 17% of current households served are Hispanic, whereas 45% of applicants are Hispanic families. The difference is much smaller in the Section 8 (HCV) program, where 31% of current households served are Hispanic, compared to 34% of applicants.
- 70% of HANH's public housing applicants are White. Even if the majority are White Hispanic, up to 25% of HANH's applicants are likely White non-Hispanic. This is a much larger percentage of White non-Hispanic households than is currently served by HANH's public housing program (9%).

C. Income Levels of Applicant Households

The vast majority (95%) of applicants on HANH's waiting lists are extremely low income, with total annual household incomes less than 30% of the area median. This is true of both public housing applicants and Section 8 (HCV) applicants.

The following table provides data regarding the income level of applicant households on HANH's waiting lists. This data is based solely on applicant households' reported income, as HANH does not fully verify income at the pre-application stage.

Income Levels of Applicant Households (June 5, 2006)

Housing Program & Type	< 30%	30-50%	50-80%	Total
Public Housing				
General Occupancy	95%	4%	1%	1,382
Mixed Population	99%	1%	0%	784
Elderly	93%	7%	0%	96
Accessible Housing	98%	2%	0%	63
Ruoppolo SHP	100%	0%	0%	6
Public Housing Subtotal	96%	3%	1%	2,331
Section 8 (HCV) Subtotal	94%	5%	1%	1,333
HANH Total	95%	4%	1%	3,664

The percentage of extremely low income applicants (95%) is higher than the families currently served by HANH housing programs, in which 86% of public housing families, and 74% of Section 8 (HCV) families are extremely low income. In other words, HANH's waiting lists indicate that HANH will increasingly serve persons with extremely low incomes.

D. Age & Service Needs of Mixed Population Residents & Applicants

HANH's public portfolio includes 944 Mixed Population public housing units for elderly persons and persons with disabilities. Originally, these developments were 100% elderly, as they were originally built as senior housing. Today, HANH's Mixed Population public housing increasingly serves fewer elderly persons and significantly increased numbers of nonelderly persons. An attached table at page 34 provides detailed breakdowns of the age of the head of household for each public housing development. It provides counts of residents who are elderly (age 62+), near-elderly (age 50-62), and under age 50. In the far right columns, it provides the percentage of residents who are elderly (age 62+), and the percent who are not elderly. The following table provides summary data of the number and percent of elderly, and nonelderly, residents and applicants of HANH's Mixed Population public housing.

Age of Mixed Population Residents & Applicants (June 5, 2006)

	Elderly		Non-Elderly		Total #
	#	%	#	%	
Current Residents	307	44%	383	56%	690
Applicants	67	9%	717	91%	784

As this table indicates, elderly households constitute only 44% of Mixed Population households. In some developments, the percentage is as low as 30% elderly. Nonelderly households constitute more than half (56%) of current Mixed Population households and,

in some developments, as much as 70% of households. HANH's Mixed Population developments have become younger each year.

Based on HANH's Mixed Population waiting lists, this demographic trend is expected to continue. Very few elderly households apply for HANH's Mixed Population housing. As the above table indicates, only 9% of applicants for Mixed Population housing are elderly households, and more than 90% are nonelderly households. In other words, roughly 9 of 10 vacant units are likely to be filled by a nonelderly household.

The age of HANH's Mixed Population residents and applicants has management implications, as property management and service needs may differ for elderly persons versus nonelderly persons. However, the most important significance of the demographics of HANH's Mixed Population residents and applicants is as a proxy indicator confirming other, anecdotal information that HANH's Mixed Population housing predominantly serves persons who have few or no other housing options. HANH's Mixed Population housing and waiting list increasingly include persons who have limited housing options, due to credit histories, rental histories, and other tenant selection factors (such as criminal backgrounds), that have limited their access to other housing options. We serve a large number of persons who are homeless or have a history of homelessness. In many cases, the residents and applicants of HANH's Mixed Population housing have substantial under-served service needs, particularly behavioral health problems including mental health and substance abuse problems, that limit their affordable housing options and, furthermore, their capacity to maintain lease compliance, to maintain their affordable housing, and to live independently and effectively in HANH's Mixed Population public housing developments. This includes both our elderly and our nonelderly residents and applicants.

This is a long-term problem that requires long-term strategies for property management, security, and resident services. HANH's primary strategy is to help residents with behavioral health disabilities to receive the services they need in order to maintain lease compliance and to live independently and effectively in their communities. This includes HANH's commitment to the development of increased supportive housing, both through on-site services in our developments, as well as through increased supportive housing opportunities throughout the community. HANH's strategies for promoting supportive housing services in our public housing developments are described in more detail in Section 14, "Resident Programs," at page 115. HANH's strategies for promoting increased supportive housing in our community are described in Section 13.E, "Section 8 Project-Based Voucher Initiatives," at page 109.

Age of Head of Household in HANH Public Housing (June 2, 2006)

AMP & Development Name	< 50	50-62	62+	Total	% <62	% Eld
General Occupancy						
1 Westville Manor (04-37)	85	30	10	125	92%	8%
2 Brookside (04-36)	32	12	4	48	92%	8%
4 McConaughy Terrace (04-35)	132	23	18	173	90%	10%
5 County & Henry Streets (04-15)	0	1	0	1	100%	0%
Valley Townhouses (04-29)	25	4	9	38	76%	24%
Waverly Townhouses (04-30)	26	14	9	49	82%	18%
<i>Total AMP Group #5</i>	<i>51</i>	<i>19</i>	<i>18</i>	<i>88</i>	<i>80%</i>	<i>20%</i>
10 Farnam Courts (04-4)	146	34	27	207	87%	13%
12 Quinipiac Terrace (04-3)	20	8	10	38	74%	26%
13 Eastview Terrace (04-34)	0	0	0	0	0%	0%
14 Essex (04-23)	20	7	3	30	90%	10%
Scattered Sites (04-44 to 04-64)	124	17	5	146	97%	3%
<i>Total AMP Group #14</i>	<i>144</i>	<i>24</i>	<i>8</i>	<i>176</i>	<i>95%</i>	<i>5%</i>
Total General Occupancy	610	150	95	855	89%	11%
Mixed Population						
3 Ribicoff Cottage (04-14)	4	6	24	34	29%	71%
Ribicoff Extension (04-24)	12	13	26	51	49%	51%
<i>Total AMP Group #3</i>	<i>16</i>	<i>19</i>	<i>50</i>	<i>85</i>	<i>41%</i>	<i>59%</i>
7 George Crawford Manor (04-12)	17	38	41	96	57%	43%
William T. Rowe (04-31)	12	12	45	69	35%	65%
<i>Total AMP Group #7</i>	<i>29</i>	<i>50</i>	<i>86</i>	<i>165</i>	<i>48%</i>	<i>52%</i>
8 Charles T. McQueeney (04-28)	47	30	48	125	62%	38%
9 Robert T. Wolfe (04-16)	24	28	22	74	70%	30%
Valentina Macri Court (04-26)	1	6	6	13	54%	46%
Winslow Celentano (04-11)	8	15	27	50	46%	54%
<i>Total AMP Group #9</i>	<i>33</i>	<i>49</i>	<i>55</i>	<i>137</i>	<i>60%</i>	<i>40%</i>
11 Fairmont Heights (04-40)	23	27	32	82	61%	39%
Ruoppolo Manor (04-22)	25	35	36	96	63%	38%
<i>Total AMP Group #11</i>	<i>48</i>	<i>62</i>	<i>68</i>	<i>178</i>	<i>62%</i>	<i>38%</i>
Total Mixed Population	173	210	307	690	56%	44%
Elderly Designated						
6 Constance B. Motley (04-18)	1	2	39	42	7%	93%
Katherine Harvey Terrace (04-8)						
Newhall Gardens (04-9)						
Prescott Bush (04-10)						
Total Elderly Designated	1	2	39	42	7%	93%
HANH Total	784	362	441	1,587	72%	28%

File: Age of HH Head (Sheet 1)

6. Section 8 (HCV) Inventory

HANH administers 4,520 total Section 8 (HCV) vouchers. Of its total voucher pool, a number of vouchers are dedicated to specific purposes. 3,796 vouchers are dedicated to routine tenant-based assistance. The following table describes HANH's Section 8 (HCV) voucher stock.

MTW Vouchers	Tenant-Based Assistance	3,796
	West Rock Redevelopment	491
	Eastview Terrace Relocation	30
	Ethan Gardens	28
	Total MTW Vouchers	4,345
Non-MTW Vouchers	SRO/Mod Rehab	80
	Fair Haven Elderly	61
	Canterbury Gardens	34
	Total Non-MTW Vouchers	175
Total		4,520

HANH's total voucher inventory reflects an increase of 92 new vouchers acquired during the last year: 30 vouchers for Eastview Terrace relocation, 28 vouchers for Ethan Gardens, and 34 vouchers for Canterbury Gardens.

HANH does not anticipate an increase in its voucher stock during FY 2007.

7. Public Housing Inventory

This Section provides information about the housing resources available in HANH's public housing program. Detailed tables that provide unit counts for each HANH public housing development, including current unit counts, projections, and previous year counts, are provided at the end of this Section, at pages 41-43.

A. HANH's Current Public Housing Stock

HANH's public housing stock currently includes 2,542 total units. The following table provides a summary of HANH's current public housing inventory by bedroom size. The column labeled "M" provides counts of merged/conversion units (units merged with an adjacent unit with break-throughs to create a larger apartment). A more detailed table with unit counts for each HANH public housing development follows at page 41.

HANH Public Housing Units by BR Size (May 25, 2006)

Housing Type	Bedroom Size									Total
	0	1	2	3	4	5	6	7	M	
General Occupancy	0	7	636	566	168	31	5	3	0	1,416
Mixed Population	588	325	8	0	0	0	0	0	23	944
Elderly Designated	50	106	8	0	0	0	0	0	18	182
HANH Total	638	438	652	566	168	31	5	3	41	2,542

B. Changes in HANH's Public Housing Stock During MTW Status

HANH's current public housing stock of 2,542 total units reflects a reduction of more than 400 units since the beginning of HANH's MTW status, when HANH's housing stock included 2,964 total public housing units. The following table provides actual counts of units for each year of HANH's MTW status, beginning May 2003. A detailed table with unit counts for each public housing development follows at page 42.

HANH Public Housing Stock 2003-Present

Housing Type	5/2003	6/2004	5/2005	5/2006	Change
General Occupancy	1,838	1,561	1,559	1,416	- 422
Mixed Population	1,126	1,126	1,126	944	- 182
Elderly Designated	0	0	0	182	+ 182
HANH Total	2,964	2,687	2,685	2,542	- 422

The above table indicates a reduction of 182 units in HANH's Mixed Population housing. This change in units in HANH's Mixed Population housing reflects HANH's implementation of its Elderly Designation Plan. This results in no net loss of units, but a redistribution of 182 units from Mixed Population Housing to Elderly Designated housing.

The decreased number of units in HANH's public housing stock is due to demolition or disposition of 422 General Occupancy units, described below.

Changes in HANH's Public Housing Stock 2003 to Present (June 2006)

Units	Explanation of Change
- 195	Demolition of Rockview for West Rock Revitalization
- 12	Demolition of Riverview for HOPE VI Revitalization
- 36	Demolition of Sheffield Manor
- 34	Disposition of Winter Gardens for redevelopment by City & TCB
- 2	Disposition of 2 units at Count & Henry Streets (Dev #4-15)
- 143	Partial demolition of Quinipiac Terrace for HOPE VI Revitalization
-422	Total units

C. Comparison of Current Housing Stock to FY 2006 Projections

In HANH's MTW Annual Plan for FY 2006, HANH projected that its housing stock would include 2,426 total units by the end of the fiscal year (September 30, 2006). The following table provides a comparison of the projected unit count, provided in last year's Annual Plan, to the actual current unit count as of June 2006.

Comparison of HANH Unit Counts Projected (for 9/30/06) to Actuals (June 2006)

Housing Type	Projected	Actuals	Difference
General Occupancy	1,300	1,416	+ 116
Mixed Population	944	944	0
Elderly Designated	182	182	0
HANH Total	2,426	2,542	+ 116

As this table indicates, HANH's current housing stock, with 2,542 total units, is 116 units larger than projected. The difference between the projected and actual unit counts reflects delays in demolition of 116 units that was scheduled for FY 2006, but which has not been completed as of June 2006, including 82 units at Brookside and 34 units at Eastview Terrace. This demolition will be completed before the end of FY 2007.

D. Projected Public Housing Stock for FY 2007

HANH's current public housing stock includes 2,542 total units. By the end of FY 2007 (September 30, 2007), HANH projects that its public housing stock will include 2,362 total units. This represents a net reduction of 180 units.

Detailed table describing the current and projected units for each public housing development follows at page 43. The table below provides a summary and comparison of HANH's current actual public housing units (as of June 2006), and the projected number of public housing units for the end of FY 2007 (September 30, 2007).

Comparison of HANH's Current Housing Stock (June 2006) to Projections (Sept 30, 2007)

Housing Type	Actuals	Projected	Change
General Occupancy	1,416	1,236	- 180
Mixed Population	944	944	0
Elderly Designated	182	182	0
HANH Total	2,542	2,362	- 180

The projected change in HANH's public housing stock includes demolition of 261 units during FY 2007: partial demolition at Brookside, partial demolition at Eastview Terrace, and demolition of the remainder of Quinnipiac Terrace as part of its HOPE VI Revitalization. The projected change in HANH's public housing stock also includes 81 new units coming on line at Quinnipiac Terrace. The table below describes these projected changes in HANH's public housing stock.

Projected Changes in HANH's Public Housing Stock from Present to End of FY 2007

Units	Explanation of Change
+ 81	Occupancy of new HOPE VI Quinnipiac Terrace units
- 118	Partial demolition at Brookside for West Rock Revitalization
- 101	Demolition of remaining HOPE VI Quinnipiac Terrace units
- 42	Partial demolition at Eastview Terrace for modernization
- 180	Total change in units

E. Designated Housing

In 2000, HANH received HUD approval for elderly designation of 145 units in its Monterey Place development as part of its HOPE VI revitalization. In 2003, HANH received HUD approval for elderly designation of 182 units in 4 HANH developments. HUD approval of HANH's Designation Plan is effective for a five-year term. In 2005,

HANH received HUD approval to continue its elderly designation plan. HANH does not intend to request designation of additional units during FY 2007.

The 4 HANH-managed elderly designated developments are undergoing major modernization. Constance Baker Motley was completed in June 2005. Katharine Harvey Terrace and Newhall Gardens are currently projected for completion before the end of this fiscal year (September 30, 2006). Prescott Bush Mall is in design and projected for completion during FY 2008.

HANH began implementing its elderly designation in June 2005, as Constance Baker Motley was completed and returned on-line for occupancy. All previous residents of Constance Baker Motley, who had been temporarily relocated during construction, had the right to return and received the first unit offers, regardless of their age. This right to return of former residents will also govern re-occupancy of the 3 other elderly developments when they return on-line. After former residents have been re-housed, occupancy of new vacant units will be limited to persons who are age 62 or older, per HANH's Designation Plan and ACOP policies.

In conjunction with HANH's Elderly Designation Plan, HANH has committed 182 vouchers for project-based Section 8 assistance for supportive housing and accessible housing for persons with disabilities. HANH's project-based voucher program, and its priority for supportive housing and accessible housing for persons with disabilities, are described more fully in Section 13.E, "Section 8 Project-Based Voucher Initiatives," at page 109.

HANH's Current Public Housing Inventory (May 25, 2006)

AMP & Development Name	Bedroom Size of Units								Merged	Total
	0	1	2	3	4	5	6	7		
General Occupancy										
1 Westville Manor (04-37)	0	0	36	69	29	17	0	0	0	151
2 Brookside (04-36)	0	0	163	112	15	2	2	1	0	295
4 McConaughy Terrace (04-35)	0	0	165	29	7	0	0	0	0	201
5 County & Henry Streets (04-15)	0	0	0	3	0	1	0	2	0	6
Valley Townhouses (04-29)	0	0	9	15	13	3	0	0	0	40
Waverly Townhouses (04-30)	0	0	22	20	10	0	0	0	0	52
<i>Total AMP Group #5</i>	<i>0</i>	<i>0</i>	<i>31</i>	<i>38</i>	<i>23</i>	<i>4</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>98</i>
10 Farnam Courts (04-4)	0	7	137	72	24	0	0	0	0	240
12 Quinmpiac Terrace (04-3)	0	0	72	20	6	0	3	0	0	101
Quinmpiac Terrace Revitalization										
<i>Total AMP Group #12</i>										
13 Eastview Terrace (04-34)	0	0	18	72	46	6	0	0	0	142
14 Essex (04-23)	0	0	14	13	8	0	0	0	0	35
Scattered Sites (04-44 to 04-64)	0	0	0	141	10	2	0	0	0	153
<i>Total AMP Group #14</i>	<i>0</i>	<i>0</i>	<i>14</i>	<i>154</i>	<i>18</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>188</i>
Total General Occupancy	0	7	636	566	168	31	5	3	0	1,416
Mixed Population										
3 Ribicoff Cottage (04-14)	0	40	0	0	0	0	0	0	0	40
Ribicoff Extension (04-24)	16	44	0	0	0	0	0	0	20	80
<i>Total AMP Group #3</i>	<i>16</i>	<i>84</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>20</i>	<i>120</i>
7 George Crawford Manor (04-12)	52	52	5	0	0	0	0	0	0	109
William T. Rowe (04-31)	138	35	0	0	0	0	0	0	3	176
<i>Total AMP Group #7</i>	<i>190</i>	<i>87</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>285</i>
8 Charles T. McQueeney (04-28)	128	22	0	0	0	0	0	0	0	150
9 Robert T. Wolfe (04-16)	77	14	2	0	0	0	0	0	0	93
Valentina Macri Court (04-26)	11	6	0	0	0	0	0	0	0	17
Winslow Celentano (04-11)	32	32	1	0	0	0	0	0	0	65
<i>Total AMP Group #9</i>	<i>120</i>	<i>52</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>175</i>
11 Fairmont Heights (04-40)	42	56	0	0	0	0	0	0	0	98
Ruoppolo Manor (04-22)	92	24	0	0	0	0	0	0	0	116
<i>Total AMP Group #11</i>	<i>134</i>	<i>80</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>214</i>
Total Mixed Population	588	325	8	0	0	0	0	0	23	944
Elderly Designated										
6 Constance B. Motley (04-18)	8	37	0	0	0	0	0	0	18	63
Katherine Harvey Terrace (04-8)	9	14	0	0	0	0	0	0	0	23
Newhall Gardens (04-9)	10	26	0	0	0	0	0	0	0	36
Prescott Bush (04-10)	23	29	8	0	0	0	0	0	0	60
Total Elderly Designated	50	106	8	0	0	0	0	0	18	182
HANH Total	638	438	652	566	168	31	5	3	41	2,542

File: LIPH Inventory (Sheet 1)

HANH Public Housing Inventory During MTW 2003-2006

AMP & Development Name	Actuals				Change 2003-2006
	5/2003	6/2004	5/2005	5/2006	
General Occupancy					
1 Westville Manor (04-37)	151	151	151	151	0
2 Brookside (04-36)	295	295	295	295	0
4 McConaughy Terrace (04-35)	201	201	201	201	0
5 County & Henry Streets (04-15)	8	8	6	6	-2
Valley Townhouses (04-29)	40	40	40	40	0
Waverly Townhouses (04-30)	52	52	52	52	0
10 Farnam Courts (04-4)	240	240	240	240	0
12 Quinpiac Terrace (04-3)	244	244	244	101	-143
Quinpiac Terrace Revitalization	0	0	0	0	0
13 Eastview Terrace (04-34)	142	142	142	142	0
14 Essex (04-23)	35	35	35	35	0
Scattered Sites (04-44 to 04-64)	153	153	153	153	0
D Rockview	195	0	0	0	-195
Riverview	12	0	0	0	-12
Sheffield Manor	36	0	0	0	-36
Winter Gardens	34	0	0	0	-34
Total General Occupancy	1,838	1,561	1,559	1,416	-422
Mixed Population					
3 Ribicoff Cottage (04-14)	40	40	40	40	0
Ribicoff Extension (04-24)	80	80	80	80	0
7 George Crawford Manor (04-12)	109	109	109	109	0
William T. Rowe (04-31)	176	176	176	176	0
8 Charles T. McQuency (04-28)	150	150	150	150	0
9 Robert T. Wolfe (04-16)	93	93	93	93	0
Valentina Macri Court (04-26)	17	17	17	17	0
Winslow Celentano (04-11)	65	65	65	65	0
11 Fairmont Heights (04-40)	98	98	98	98	0
Ruoppolo Manor (04-22)	116	116	116	116	0
6 Constance B. Motley (04-18)	63	63	63		-63
Katherine Harvey Terrace (04-8)	23	23	23		-23
Newhall Gardens (04-9)	36	36	36		-36
Prescott Bush (04-10)	60	60	60		-60
Total Mixed Population	1,126	1,126	1,126	944	-182
Elderly Designated					
6 Constance B. Motley (04-18)				63	63
Katherine Harvey Terrace (04-8)				23	23
Newhall Gardens (04-9)				36	36
Prescott Bush (04-10)				60	60
Total Elderly Designated	0	0	0	182	182
HANH Total	2,964	2,687	2,685	2,542	-422

File: LIPH Inventory (Sheet 2)

HANH Projected Public Housing Inventory for End of FY 2007

AMP & Development Name	Actuals 5/2003	Demo/Dispo 2003-2006	Actuals 5/2006	Demo/Dispo FY 2007	Projection FY 2007
General Occupancy					
1 Westville Manor (04-37)	151	0	151	0	151
2 Brookside (04-36)	295	0	295	-118	177
4 McConaughy Terrace (04-35)	201	0	201	0	201
5 County & Henry Streets (04-15)	8	-2	6	0	6
Valley Townhouses (04-29)	40	0	40	0	40
Waverly Townhouses (04-30)	52	0	52	0	52
10 Farnam Courts (04-4)	240	0	240	0	240
12 Quinnipiac Terrace (04-3)	244	-143	101	-101	0
Quinnipiac Terrace Revitalization	0	0	0	81	81
13 Eastview Terrace (04-34)	142	0	142	-42	100
14 Essex (04-23)	35	0	35	0	35
Scattered Sites (04-44 to 04-64)	153	0	153	0	153
D Rockview	195	-195	0	0	0
Riverview	12	-12	0	0	0
Sheffield Manor	36	-36	0	0	0
Winter Gardens	34	-34	0	0	0
Total General Occupancy	1,838	-422	1,416	-180	1,236
Mixed Population					
3 Ribicoff Cottage (04-14)	40	0	40	0	40
Ribicoff Extension (04-24)	80	0	80	0	80
7 George Crawford Manor (04-12)	109	0	109	0	109
William T. Rowe (04-31)	176	0	176	0	176
8 Charles T. McQueeney (04-28)	150	0	150	0	150
9 Robert T. Wolfe (04-16)	93	0	93	0	93
Valentina Macri Court (04-26)	17	0	17	0	17
Winslow Celentano (04-11)	65	0	65	0	65
11 Fairmont Heights (04-40)	98	0	98	0	98
Ruoppolo Manor (04-22)	116	0	116	0	116
6 Constance B. Motley (04-18)	63	-63			
Katherine Harvey Terrace (04-8)	23	-23			
Newhall Gardens (04-9)	36	-36			
Prescott Bush (04-10)	60	-60			
Total Mixed Population	1,126	-182	944	0	944
Elderly Designated					
6 Constance B. Motley (04-18)		63	63	0	63
Katherine Harvey Terrace (04-8)		23	23	0	23
Newhall Gardens (04-9)		36	36	0	36
Prescott Bush (04-10)		60	60	0	60
Total Elderly Designated	0	182	182	0	182
HANH Total	2,964	-422	2,542	-180	2,362

File: LIPH Inventory (Sheet 4)

8. Public Housing Capital Planning

HANH's MTW plan has established an aggressive goal for redevelopment and capital improvements in order to transform its public housing into housing of choice. This Section describes HANH's plans for redevelopment, renovations, and capital improvements of its public housing developments.

A. Major Redevelopment & Renovation Projects

HANH's first MTW goal is to transform its public housing into housing of choice. In its long-term MTW planning, HANH determined that investment in redevelopment or other major renovations of its public housing developments is in the best interests of HANH, the City, and HANH's public housing residents. During its MTW term, HANH has been engaged in major capital projects that would result in redevelopment or major modernization of more than 40% of HANH's public housing stock.

Quinnipiac Terrace/Riverview HOPE VI Revitalization: In 2002, HANH received a HOPE VI Revitalization grant for the redevelopment of its Quinnipiac Terrace and Riverview developments. In 2005, construction was completed on the Riverview site, resulting in 8 two-family homeownership buildings (16 total units). In 2006, Quinnipiac Terrace Phase I was completed, with 81 newly constructed low income rental units open for occupancy beginning June 2006. HANH anticipates a Phase II closing in August 2006, with demolition to occur during FY 2007 and new construction of 79 rental units with a projected completion date of December 2007. When completed, this \$50 million revitalization will comprise 245 total units, including homeownership and market rate rentals, and significant site improvements including new streets, park space, and a new community building. The Quinnipiac Terrace Revitalization is projected for completion in late 2008.

West Rock Revitalization: Rockview and Brookside: HANH is in the process of updating master plan and design documents for HOPE VI Revitalization of its Rockview and Brookside developments. Redevelopment of Rockview, which has already been demolished, is projected to include new construction of roughly 200 affordable rental units, with a total project cost of \$60 million. Funding includes \$18 million of HANH funds, \$33 million in equity raised by tax credits, and \$9 million of debt financing and grant funds. Brookside, similarly, is projected for new construction of roughly 200 affordable rental units, plus 95 Section 8 (HCV) vouchers for replacement, with a total project cost of \$60 million or more. Anticipated funding for Brookside includes \$12 million of HANH funds, \$32 million in equity raised by tax credits, and \$16 million in debt financing and grant funds. The plans for redevelopment of Rockview and Brookside may be revised as financing and design plans are finalized. In particular, HANH anticipates difficulties with fully funding the Brookside redevelopment as planned, unless HANH is able to secure a HOPE VI Revitalization grant, and may need to consider alternative strategies for redevelopment.

Eastview Terrace Modernization: Eastview Terrace is a General Occupancy development, with 142 units, that has severely deteriorated. During FY 2006, all remaining residents of Eastview Terrace have been relocated, and abatement is in progress in anticipation of selective demolition and renovation activities to begin during FY 2007. At present, HANH's mixed finance plan for renovations includes demolition of 6 buildings (42 units) to reduce density and enable site improvements. The remaining 100 units are planned for major renovations. New construction will result in 127 total units. The project calls for site improvements, including improved parking and security measures as well as construction of a community center. The total project cost is projected at \$30 million. Anticipated funding includes \$14 million in HANH funds, \$11 million in equity raised by tax credits, and \$4 million of debt financing and grant funds.

As of June 2006, at the time this MTW Annual Plan is being prepared, HANH is in the process of reexamining updated needs assessments, cost estimates, and financing strategies, which analysis may recommend different redevelopment plans, including the possibilities of additional demolition, demolition of the entire site, or more limited new construction.

William T. Rowe Major Modernization: William T. Rowe is a 176-unit Mixed Population development that is severely deteriorated and has significant capital needs. According to earlier needs assessments, necessary capital improvements would require \$5-7 million, primarily to address building and systems improvements, with additional cost for modernization of unit interiors.

HANH has engaged a Construction Management firm to conduct updated needs assessments at William T. Rowe. The updated needs assessment will include current cost estimates, priorities, and recommendations. During FY 2007 HANH will need to establish asset management priorities and final plans for this property. It is HANH's intent that investment in William T. Rowe include not only bricks-and-mortar improvements but, also, supportive services for its residents. William T. Rowe is ideally sited for supportive housing services, given its proximity to Connecticut Mental Health Center and the hospitals.

Modernization of 4 Elderly Developments: HANH's MTW objectives include major modernization of 4 elderly-designated developments with 182 total units: Constance Baker Motley, Katharine Harvey Terrace, Newhall Gardens, and Prescott Bush Mall. Renovations of Constance Baker Motley were completed in July 2005. Both Katharine Harvey Terrace and Newhall Gardens are projected for completion before the end of FY 2006 (September 30, 2006). Renovations of Prescott Bush Mall are currently in the design phase, with construction projected to begin in September 2007 and to be completed September 2008.

B. Other Capital Projects

In addition to the redevelopment and major modernization projects described above, HANH plans several major capital projects to be conducted or initiated during FY 2007. The following is a summary of major projects and strategies.

Construction Management Projects: HANH's MTW plans include aggressive capital improvement objectives for the transformation of HANH's public housing into housing of choice. HANH has contracted with 3 firms to provide construction management services to increase our capacity in managing capital improvement projects at 7 HANH public housing developments, and HANH is in the processing of contracting for construction management services for 4 additional public housing developments. The construction management firms will provide updated needs assessments, with cost estimates, and will oversee roughly \$20 million in capital projects at the following 11 HANH developments: William T. Rowe, McConaughy Terrace, Prescott Bush Mall, Westville Manor, Charles T. McQueeney Towers, Essex Townhouses, Fairmont Heights, Matthew Ruoppolo Manor, George Crawford Manor, Farnam Courts, and Robert T. Wolfe.

HANH may revise its capital plans and budgets for capital improvements based upon the needs assessment, cost estimates, and priorities identified by the construction management firms.

McConaughy Terrace: Planned capital improvements at McConaughy Terrace, a 201-unit General Occupancy development, include roof replacements and other exterior building repairs. The updated needs assessments and cost estimates provided by HANH's construction management firm will determine the final priorities for capital improvements at McConaughy Terrace.

Westville Manor: Planned capital improvements at Westville Manor, a 151-unit General Occupancy development, include roof replacements, front and rear entry door replacements, and HVAC upgrades. The updated needs assessments and cost estimates provided by HANH's construction management firm will determine the final priorities for capital improvements at Westville Manor.

Charles T. McQueeney Towers: Planned capital improvements at McQueeney, a 150-unit Mixed Population development, include roof replacement (nearly complete), kitchen and bathroom upgrades, and ADA conversions of units and lobby. The updated needs assessments and cost estimates provided by HANH's construction management firm will determine the final priorities for capital improvements at McQueeney.

Security Improvements: HANH has budgeted \$1.25 million for security improvements. Planned security improvements include CCTV, lighting, access control, fencing, and other security measures. Many of HANH's capital plans for security improvements are focused on General Occupancy developments as, during the past 5 years, HANH has implemented significant capital investments in security improvements in its Mixed

Population and Elderly properties. More detailed information about HANH's security strategies is provided in Section 12.H, "Security Issues," at page 99.

C. Demolition Activities

HANH's redevelopment plans include demolition plans for the following developments:

Quinnipiac Terrace: This HOPE VI Revitalization project includes demolition of all existing units. The 143 units in Phase I have already been demolished. Phase II includes demolition of the remaining 101 units during FY 2007.

Eastview Terrace: Modernization of this General Occupancy development, with 142 total units, includes selective demolition to reduce density and permit site improvements, including improved parking and construction of a new community center. HANH has HUD approval for demolition of 6 buildings with 34 residential units. Pre-demolition abatement is in progress, and demolition is scheduled to begin in FY 2007. Recent environmental reviews have identified site conditions that warrant demolition of a 7th building, with 8 residential units. HANH is in the process of applying for HUD approval for demolition of these units.

As of June 2006 when this MTW Annual Plan is written, HANH is examining cost estimates for project alternatives, and expects to have developed a final plan for Eastview Terrace modernization for HANH's MTW Annual Report for FY 2006. Based on the capital needs and cost estimates for modernization, the total project cost and financing available, and the final site design and modernization plans, HANH may consider demolition of additional units at Eastview Terrace, including possible demolition of the whole site.

Brookside: HANH plans HOPE VI mixed-finance Revitalization of this General Occupancy development with 295 total units. All units are approved for demolition. Phase I includes demolition of 118 units in 13 buildings. Pre-demolition abatement activities are in progress in 6 buildings, and HANH is presently contracting for abatement services for the remaining 7 buildings, with demolition to follow in Winter 2006.

D. Disposition Activities

Several of HANH's redevelopment activities include mixed finance redevelopment, requiring ownership by a 501(c)(3) corporation. HANH's aggressive redevelopment plans thus will require disposition of properties to an eligible owner corporation. The following are HANH's disposition plans.

Eastview Terrace: HANH intends to dispose of Eastview Terrace to Glendower, Inc., a 501(c)(3) corporation, for purposes of securing financing for mixed finance redevelopment. HANH is in the process of requesting HUD approval for this disposition as of June 2006.

Rockview & Brookside: HANH intends mixed finance redevelopment of Rockview and Brookside, which will require disposition to an eligible 501(c)(3) owner corporation.

McConaughy Terrace Disposition of Parcel to Crossroads: HANH intends to sell a parcel of vacant land, currently part of its McConaughy Terrace site, to Crossroads, a substance rehab facility neighboring McConaughy. Crossroads intends expansion of its facility to provide residential rehab services for mothers with children. The sale terms of this vacant land is at market price, and also includes priority treatment slots for HANH families.

7 Shelton Avenue: HANH intends to dispose of its property at 7 Shelton Avenue. The property was purchased by HANH's affiliate corporation, Glendower, for new housing development. The site cannot be used for development of scattered site public housing, under the *CCA v. Cisneros* settlement, as it is located in an impacted neighborhood.

St. Martin de Porres Site: HANH acquired several adjacent parcels of land, referred to as the St. Martin de Porres site, as part of its Elm Haven/Monterey Place HOPE VI Revitalization. The St. Martin de Porres site was ultimately not needed for the Elm Haven/Monterey Place HOPE VI Revitalization. It is vacant, undeveloped land that contains no residential housing or other structures. HANH may consider disposition of the St. Martin de Porres site.

9. Financial Resources

This Section describes the financial resources available to HANH for administration of its federal public housing and Section 8 (HCV) programs. Detailed budget and financial statements provided in this Section include the following:

- Consolidated Budget/Sources and Uses—FY07, at page 53. This one-page statement summarizes all projected sources and uses of funds for FY 2007.
- Consolidated MTW Funds Budget—FY 2007, at pages 54-56. This financial statement provides HANH’s line-item budget for all revenue and expenses of the programs and funding covered by HANH’s MTW Agreement: public housing operations, capital funding, and Section 8 (HCV) funding. It does not include the Quinnipiac Terrace HOPE VI Revitalization funding, which is excluded from HANH’s MTW Agreement.
- FY 2006 Expenditures, at pages 58-65. HANH has provided financial statements of current actual expenditures as of 5/31/06, and current projected expenditures for the full fiscal year ending 9/30/06.

HUD forms and financial submissions required for HANH receipt of federal funding for its housing programs are attached in Appendix 3.

A. Sources of Funds for FY 2007

Attached at page 53 is HANH’s Consolidated Budget/Sources and Uses for FY 2007. As indicated by the Consolidated Budget/Sources and Uses, HANH projects roughly \$101 million in total sources of funding for FY 2007. The following table provides a summary of HANH’s projected sources of funds for FY 2007.

HANH Projected Sources of Funds FY 2007

Source of Funds	Amount
LIPH Dwelling Rent	\$ 3,329,660
Nondwelling Rents	\$ 14,400
Investment Income & Interest	\$ 932,281
Other Operating Income	\$ 220,000
Fund Transfers	\$ 29,758,094
HUD LIPH Operating Subsidy	\$ 14,712,022
HUD Section 8 (HCV) Funding	\$ 40,264,950
HUD CFP Funding	\$ 6,172,508
HUD HOPE VI QT Funding	\$ 4,897,938
Total Projected Funds	\$ 101,301,853

As the above table indicates, roughly 3% of HANH's projected revenue comes from public housing tenant rents. HANH's sources of income for FY 2007 activities also include almost \$30 million in existing HANH funds. The majority of HANH's projected sources for funds for its FY 2007 housing programs (more than \$66 million) are from HUD program grants.

B. Uses of Funds for FY 2007

HANH's Consolidated Budget/Sources and Uses—FY 07, attached at page 53, provides a summary of all projected uses of funds during FY 2007. HANH's Consolidated MTW Funds Budget—FY 2007, attached at page 54, provides a detailed projection of revenue and expenses, by line item, for programs covered by HANH's MTW Agreement. As these budgets indicate, HANH anticipates FY 2007 expenses of roughly \$103 million. The following table provides a summary of HANH's projected expenses during FY 2007.

HANH Projected Expenditures for FY 2007

Use of Funds	Projected Expenditures
LIPH Operations	\$ 24,863,284
LIPH Redevelopment/Capital Improvements	\$ 39,372,508
Section 8 (HCV) Program	\$ 34,310,538
Quinnipiac Terrace HOPE VI	\$ 4,897,938
Total Expenditures	\$ 103,444,268

The funding flexibility available to HANH as an MTW agency provides fungibility of HUD funding, permitting HANH to direct its financial resources according to local priorities, as authorized in HANH's MTW Agreement. The primary goal of HANH's MTW plan is redevelopment and major capital improvements to transform HANH's public housing stock into housing of choice. Thus a large proportion of HANH's funding is committed to redevelopment and capital improvements of its public housing.

HANH's Consolidated Budget for FY 2007 projects a deficit in its LIPH Operations of \$3,142,415, associated with depreciation expense of \$3,266,000. When net profit/loss is calculated prior to depreciation, HANH's public housing operations are projected to operate in the black.

C. Reserves

HANH's goal is to maintain adequate reserves, at approximately 50% of annual operating expenditures, for HANH's public housing program. Currently, we anticipate an LIPH operating budget post-MTW of \$15.7 million, and have encumbered \$8 million for a reserve fund.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
 CONSOLIDATED BUDGET/
 SOURCES AND USES - FY07

	PUBLIC HOUSING	SECTION 8	CAPITAL PROJ. - MTW	CFP	RHF	DEVELOP	ELM HAVEN	HOPE VI Q TERRACE	HOPE VI DEMO	TOTAL BUDGET
DWELLING RENTALS	\$3,500,470									\$3,500,470
TENANT STIPENDS	(\$144,480)									(\$144,480)
TENANT DEFAULTS	\$6,700									\$6,700
FSS	(\$33,030)									(\$33,030)
NON-DWELLING RENTALS	\$14,400									\$14,400
INVESTMENT INCOME	(\$44,000)									(\$44,000)
INTEREST ON INVESTMENTS	\$976,281									\$976,281
OTHER OPERATING INCOME	\$220,000									\$220,000
OPERATING FUND TRANSFERS	\$750,000	(\$5,954,412)	\$27,955,548	\$0						\$22,751,136
FEE EARNED	\$1,762,506		\$5,204,412							\$6,966,918
GRANTS/SUBSIDY	\$14,712,022	\$40,264,950		\$6,172,508	\$0	\$0	\$0	\$4,897,938	\$0	\$66,047,418
										\$0
										\$0
										\$0
TOTAL SOURCES	\$21,720,869	\$34,310,538	\$33,200,000	\$6,172,608	\$0	\$0	\$0	\$4,897,938	\$0	\$100,307,854
ADMINISTRATIVE SALARIES	\$3,259,370	\$1,201,515								\$4,460,885
OTHER ADMIN EXPENSES	\$3,791,453	\$329,263								\$4,120,716
TENANT SERVICES	\$219,857									\$219,857
UTILITIES	\$5,319,700									\$5,319,700
ORDINARY MAINTENANCE	\$5,118,333									\$5,118,333
PROTECTIVE SERVICES	\$80,000									\$80,000
GENERAL EXPENSES	\$3,220,447	\$511,760								\$3,732,207
NONROUTINE EXPENDITURES	\$548,123	\$10,000								\$558,123
DEPRECIATION	\$3,266,000									\$3,266,000
HOUSING ASSISTANCE PAYMENTS		\$32,258,000								\$32,258,000
CAPITAL PROJECTS			\$33,200,000							\$33,200,000
MTW ASSISTANCE										\$0
ASSET MGMT TRAINING										\$0
STAFF EVALUATIONS										\$0
GRANT WRITING										\$0
PROCUREMENT TRAINING										\$0
FINANCIAL ASSISTANCE										\$0
RESIDENT DEVELOPMENT										\$0
RESIDENT COORDINATION										\$0
OPERATIONS & IMPLEMENTATION										\$0
OPERATIONS										\$0
MANAGEMENT IMPROVEMENTS										\$0
ADMINISTRATION			\$392,544					\$337,644		\$337,644
LOP								\$177,559		\$1,050,103
FEES & COSTS			\$1,300,000					\$0		\$1,300,000
SITE ACQUISITION								\$271,526		\$271,526
SITE IMPROVEMENT								\$0		\$0
DWELLING STRUCTURES			\$4,459,954		\$0	\$0	\$0	\$3,576,932		\$1,538,000
DWELLING EQUIPMENT								\$1,067,666		\$1,067,666
NON-DWELLING STRUCTURES								\$73,000		\$73,000
DEMOLITION								\$0		\$0
REPLACEMENT RESERVE								\$0		\$0
RELOCATION			\$10,000					\$232,504		\$232,504
CONTINGENCY								\$127,707		\$127,707
								\$0		\$0
TOTALS USES	\$24,663,264	\$34,310,538	\$33,200,000	\$6,172,608	\$0	\$0	\$0	\$4,897,938	\$0	\$108,699,028
NET INCOME(LOSS) - PER SCHEDULE	(\$3,142,415)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$9,397,175)

CONSOLIDATING MTW FUNDS BUDGET - FY2007

	LOW INCOME BUDGET 2,965	CAPITAL BUDGET	SECTION 8 BUDGET 3,964	TOTAL BUDGET
REVENUE ACCOUNTS				
311000 DWELLING RENTAL	\$3,500,470		\$0	\$3,500,470
311002 TENANT STIPENDS	(\$144,480)		\$0	(\$144,480)
311003 TENANT DEFAULTS	\$6,700		\$0	\$6,700
311004 TENANT REFUNDS	(\$33,030)		\$0	(\$33,030)
311100 FSS RENT CONTRA	\$0		\$0	\$0
319000 NONDWELLING RENTAL	\$14,400		\$0	\$14,400
311005 VACANCY LOSS	(\$44,000)		\$0	(\$44,000)
361000 INTEREST ON INVESTMENTS	\$976,281		\$0	\$976,281
369000 OTHER INCOME	\$220,000	\$0	\$0	\$220,000
369500 OPERATING FUND TRANSFERS IN/(OUT)	\$750,000	\$5,204,412	(\$5,954,412)	\$0
369600 EQUITY FUND TRANSFERS	\$0	\$27,995,588		\$27,995,588
369900 EARNED FEES	\$1,762,506			\$1,762,506
802000 C/Y CONTRIBUTION EARNED - OP SUBSIDY	\$14,712,022			\$14,712,022
802000 C/Y CONTRIBUTION EARNED - OP ADD-ONS	\$0			\$0
802001 CFP GRANTS	\$0	\$6,172,508		\$6,172,508
802600 SECTION 8 SUBSIDY - MTW	\$0		\$41,699,911	\$41,699,911
802601 MTW TRANSFER BETWEEN FUNDS	\$0		(\$1,434,961)	(\$1,434,961)
149200 MTW DEMONSTRATION	\$0			\$0
TOTAL OF REVENUE ACCOUNTS:	\$21,720,869	\$39,372,508	\$34,310,538	\$95,403,915
EXPENSE ACCOUNTS				
411000 ADMINISTRATIVE SALARIES	\$3,299,370		\$1,201,515	\$4,500,885
412001 COMPENSATED ABSENCES EXPENSE	\$0			\$0
140600 OPERATIONS	\$0			\$0
140800 MANAGEMENT IMPROVEMENTS	\$0			\$0
141000 ADMINISTRATION	\$0	\$392,544		\$392,544
ADMINISTRATION TOTAL	\$3,299,370	\$392,544	\$1,201,515	\$4,893,429
LEGAL				
413000 LEGAL - GENERAL	\$205,000		\$1,830	\$206,830
413001 LEGAL - LABOR	\$135,000		\$800	\$135,800
413002 LEGAL - EVICTIONS	\$148,112		\$0	\$148,112
413003 LEGAL - SETTLEMENTS	\$1,528		\$0	\$1,528
413004 LEGAL - LITIGATION	\$25,000			\$25,000
LEGAL TOTAL	\$514,640	\$0	\$2,630	\$517,270
414000 TRAINING	\$181,590		\$30,000	\$211,590
415000 TRAVEL	\$49,650		\$3,577	\$53,227
417000 ACCOUNTING FEES	\$21,266		\$6,840	\$28,106
417100 AUDITING FEES	\$42,389		\$7,000	\$49,389
143000 A&E	\$0	\$1,300,000		\$1,300,000
TRAVEL AND OTHER TOTAL	\$294,895	\$1,300,000	\$47,417	\$1,642,312
SUNDRY				
419001 OFFICE SUPPLIES	\$70,936		\$19,000	\$89,936
419002 PRINTING	\$65,000		\$15,000	\$80,000
419003 PUBLICATIONS	\$5,504		\$0	\$5,504
419004 MEMBERSHIPS	\$44,387		\$0	\$44,387
419005 TELEPHONE/COMMUNICATIONS	\$251,700		\$14,000	\$265,700
419006 POSTAGE/COURIERS	\$48,440		\$30,681	\$79,121
419007 BANK CHARGES	\$16,200		\$25,638	\$41,838
419008 OFFICE CLEANING	\$0		\$0	\$0
419009 CONSULTANTS	\$120,000		\$50,000	\$170,000
419010 COMPUTER MAINTENANCE	\$98,648		\$0	\$98,648
419011 OFFICE MACH. RENTAL/MAINTENANCE	\$43,932		\$7,000	\$50,932
419012 MAINT ANSWERING SERVICE	\$25,900		\$0	\$25,900
419013 PAYROLL	\$40,000		\$0	\$40,000
419016 MISCELLANEOUS	\$29,500		\$5,426	\$34,926
419017 TEMPORARY HELP	\$82,000		\$108,329	\$190,329
419018 COMPUTER SYSTEMS MAINTENANCE	\$13,049		\$0	\$13,049
419019 ADMINISTRATIVE FEE	\$80,000		\$0	\$80,000
419020 TENANT SEARCHES	\$718		\$1,642	\$2,360
419021 OFFICE SECURITY	\$0		\$2,500	\$2,500
419022 ADVERTISING	\$111,000		\$0	\$111,000
419024 BEAUTIFICATION PROJECTS	\$5,500		\$0	\$5,500
419025 INTERRACIAL DIALOGUE EFFORT	\$2,000		\$0	\$2,000
419026 EMPLOYEE EDUCATIONAL ASSISTANCE	\$20,000		\$0	\$20,000
419027 SAFETY COMMITTEE	\$5,000		\$0	\$5,000
419028 EXECUTIVE DISCRETIONARY	\$0		\$0	\$0
419029 RELOCATIONS	\$40,000		\$0	\$40,000
419030 MTW	\$0		\$0	\$0
419031 MANAGEMENT FEE	\$1,308,791			\$1,308,791

CONSOLIDATING MTW FUNDS BUDGET - FY2007

	LOW INCOME BUDGET 2,965	CAPITAL BUDGET	SECTION 8 BUDGET 3,964	TOTAL BUDGET
419032 ASSET MANAGEMENT FEE	\$232,674			\$232,674
419033 ACCOUNTING FEE	\$174,506			\$174,506
419034 I.T. FEE	\$46,535			\$46,535
149500 RELOCATIONS	\$0	\$10,000		\$10,000
471000 S/B RENT TO LEASED DWELLING OWNERS	\$0			\$0
471510 HAP - OCCUPIED	\$0		\$32,190,000	\$32,190,000
471520 HAP - VACANCY LOSS	\$0		\$3,000	\$3,000
471530 HAP - VACANT UNITS	\$0		\$35,000	\$35,000
471540 HAP - TENANT DAMAGES & UNPAID RENT	\$0		\$30,000	\$30,000
471600 UTILITY REIMBURSEMENTS	\$0		\$0	\$0
471800 FSS EXPENSE	\$0			\$0
SUNDRY TOTAL	\$2,981,918	\$10,000	\$32,537,216	\$35,529,134
TENANT SERVICES				
421000 TENANT SERVICES SALARIES	\$67,857			\$67,857
422000 TENANT SERVICES RECREATION/OTHER	\$72,000			\$72,000
423000 TENANT SERVICES CONTRACTS/TRAINING	\$80,000			\$80,000
TENANT SERVICES TOTAL	\$219,857	\$0	\$0	\$219,857
UTILITIES				
431000 WATER	\$520,000			\$520,000
431001 SEWER	\$384,000			\$384,000
432000 ELECTRICITY	\$2,166,000			\$2,166,000
433000 GAS	\$2,236,000			\$2,236,000
434000 FUEL	\$7,700			\$7,700
435000 LABOR	\$0			\$0
439000 OTHER	\$6,000			\$6,000
UTILITIES TOTAL	\$5,319,700	\$0	\$0	\$5,319,700
441000 MAINTENANCE & OPERATING LABOR	\$2,398,632	\$0		\$2,398,632
MATERIALS				
442000 MATERIALS UNALLOCATED	\$0			\$0
442001 ELECTRICAL	\$36,395			\$36,395
442002 HVAC	\$79,065			\$79,065
442003 FIRE ALARM	\$6,319			\$6,319
442004 PLUMBING	\$47,758			\$47,758
442005 JANITORIAL/CLEANING	\$44,525			\$44,525
442006 VEHICLE	\$25,813			\$25,813
442007 MISCELLANEOUS	\$14,368			\$14,368
442008 GROUNDS	\$32,302			\$32,302
442009 LUMBER	\$5,386			\$5,386
442010 TOOLS & EQUIPMENT	\$23,994			\$23,994
442011 APPLIANCES	\$61,044			\$61,044
442014 PEST CONTROL	\$7,005			\$7,005
442015 ELEVATOR	\$1,815			\$1,815
442017 WINDOWS	\$17,027			\$17,027
442018 CABINETS	\$12,409			\$12,409
442019 DOORS & HARDWARE	\$57,888			\$57,888
442020 PAINTING	\$27,097			\$27,097
442021 COMPACTOR	\$18,052			\$18,052
442026 VACANCY MATERIALS	\$37,378			\$37,378
MATERIALS TOTALS	\$555,639	\$0	\$0	\$555,639
CONTRACTS				
443001 ELECTRICAL	\$68,936			\$68,936
443002 HVAC	\$91,031			\$91,031
443003 FIRE ALARM/SPRINKLERS/EXTINGUISHERS	\$41,244			\$41,244
443004 PLUMBING	\$77,041			\$77,041
443005 JANITORIAL/CLEANING	\$48,000			\$48,000
443006 VEHICLE	\$87,897			\$87,897
443007 MISCELLANEOUS	\$64,173			\$64,173
443008 GROUNDS	\$295,704			\$295,704
443009 LUMBER	\$2,753			\$2,753
443010 TOOLS & EQUIPMENT	\$61,434			\$61,434
443011 APPLIANCES	\$15,694			\$15,694
443012 VEHICLE WASHING	\$11,212			\$11,212
443013 TRASH REMOVAL	\$341,973			\$341,973
443014 PEST CONTROL	\$178,000			\$178,000
443015 ELEVATOR	\$113,333			\$113,333
443017 WINDOWS	\$83,589			\$83,589
443018 CABINETS	\$12,340			\$12,340
443019 DOORS & HARDWARE	\$73,637			\$73,637
443020 PAINTING	\$74,235			\$74,235
443021 COMPACTOR	\$9,214			\$9,214
443022 BOILERS/GENERATORS	\$35,792			\$35,792
443023 SNOW REMOVAL	\$147,670			\$147,670
443026 VACANCY CONTRACT	\$192,843			\$192,843
443027 GRAFFITI REMOVAL	\$36,318			\$36,318
CONTRACTS TOTAL	\$2,164,062	\$0	\$0	\$2,164,062

CONSOLIDATING MTW FUNDS BUDGET - FY2007

	LOW INCOME BUDGET 2,965	CAPITAL BUDGET	SECTION 8 BUDGET 3,964	TOTAL BUDGET
PROTECTIVE SERVICES				
446000 PROTECTIVE SERVICES LABOR	\$0			\$0
447000 PROTECTIVE SERVICES MATERIALS	\$0			\$0
448000 PROTECTIVE SERVICES CONTRACT COST	\$80,000		\$0	\$80,000
PROTECTIVE SERVICES TOTAL	\$80,000	\$0	\$0	\$80,000
GENERAL EXPENSE				
451000 INSURANCE	\$1,020,000			\$1,020,000
452000 PILOT	\$0			\$0
453000 TERMINAL LEAVE PAYMENTS	\$0			\$0
454000 EMPLOYEE BENEFIT CONTRIBUTIONS	\$2,138,447		\$511,760	\$2,650,207
457000 COLLECTION LOSSES	\$60,000			\$60,000
459000 OTHER GENERAL EXPENSE	\$2,000			\$2,000
459050 PORTABILITY ADMIN FEE (OUTGOING)	\$0			\$0
GENERAL EXPENSE TOTAL	\$3,220,447	\$0	\$511,760	\$3,732,207
TOTAL OPERATING EXPENSES:	\$21,049,161	\$1,702,544	\$34,300,538	\$57,052,243
OPERATING REVENUE	\$671,708	\$37,669,964	\$10,000	\$38,351,672
EXTRAORDINARY EXPENSE				
461000 LABOR	\$268,303		\$10,000	\$278,303
461001 ELECTRICAL	\$8,573			\$8,573
461002 HVAC	\$22,285			\$22,285
461003 FIRE ALARM/SPRINKLERS/EXTINGUISHERS	\$8,088			\$8,088
461004 PLUMBING	\$53,432			\$53,432
461007 MISCELLANEOUS	\$4,784			\$4,784
461015 ELEVATOR	\$1,789			\$1,789
461017 WINDOWS	\$3,559			\$3,559
461019 DOORS & HARDWARE	\$2,041			\$2,041
461020 VACANCY MATERIALS	\$3,182			\$3,182
461022 BOILERS/GENERATORS	\$8,381			\$8,381
461024 ROOFING	\$41,611			\$41,611
461025 BUILDING REPAIR	\$15,950			\$15,950
461030 VACANCY CONTRACTS	\$14,860			\$14,860
EXTRAORDINARY EXPENSE TOTAL	\$456,836		\$10,000	\$466,836
CASUALTY				
462001 CASUALTY LOSSES - LEGAL SETTLEMENTS	\$21,781			\$21,781
462010 CASUALTY LOSSES - LABOR	\$0			\$0
462020 CASUALTY LOSSES - MATERIALS	\$0			\$0
462030 CASUALTY LOSSES - CONTRACTS	\$0			\$0
462040 PROCEEDS FROM INSURANCES	\$0			\$0
TOTAL CASUALTY	\$21,781		\$0	\$21,781
CAPITAL ACCOUNTS				
611000 DISPOSITION OF REAL PROPERTY	\$0			\$0
612000 DISPOSITION OF NONEXPENDABLE EQUIP	\$0			\$0
752000 REPLACEMENT OF NONEXPENDABLE EQUIPMENT	\$35,750			\$35,750
754010 BETTERMENTS & ADDITIONS - LABOR	\$0			\$0
754020 BETTERMENTS & ADDITIONS - MATERIALS	\$3,057			\$3,057
754030 BETTERMENTS & ADDITIONS - EQUIPMENT	\$30,000			\$30,000
754040 BETTERMENTS & ADDITIONS - CONTRACTS	\$700			\$700
756000 CASUALTY LOSSES CAPITALIZED	\$0			\$0
758000 PROCEEDS FROM DISPOSITIONS - RESERVED	\$0			\$0
140007 CAPITAL PROJECTS CAPITALIZED	\$0	\$33,200,000		\$33,200,000
144000 SITE ACQUISITION	\$0			\$0
145000 SITE IMPROVEMENTS	\$0	\$483,964		\$483,964
146000 DWELLING STRUCTURES	\$0	\$3,630,000		\$3,630,000
146500 DWELLING EQUIPMENT	\$0	\$0		\$0
147000 NON-DWELLING STRUCTURES	\$0	\$44,000		\$44,000
147500 NON-DWELLING EQUIPMENT	\$0	\$312,000		\$312,000
148500 DEMOLITION	\$0			\$0
CAPITAL ACCOUNTS TOTAL	\$69,506	\$37,869,964	\$0	\$37,739,470
TOTAL OF ALL EXPENSE ACCOUNTS:	\$21,597,284	\$39,372,508	\$34,310,538	\$95,280,330
NET PROFIT/LOSS BEFORE DEPRECIATION:	\$123,585	\$0	\$0	\$123,585
480000 DEPRECIATION EXPENSE	\$3,266,000	\$0	\$0	\$3,266,000
NET PROFIT (OR LOSS):	(\$3,142,415)	\$0	\$0	(\$3,142,415)

D. FY 2006 Financial Statements

Attached are HANH's current financial statements and projections for FY 2006.

They include current financial statements as of May 31, 2006 (at page 58). These current financial statements identify all actual expenditures by line item.

They also include current projections of HANH's total income and expenditures for the end of FY 2006 (September 30, 2006). These financial statements are attached at page 62.

More detailed analysis of HANH's FY 2006 projected and actual financial statements will be provided in HANH's MTW Annual Report, which is prepared after the end of the fiscal year.

EXPENDITURES BY LINE ITEM
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
FY 2006
PERIOD ENDING 03/31/2006

	LUPH	SECTION 8	CFPCGP	RHF	PHDEF	TAG (6J)	DEVELOP	HOPE VI	CITY VACANCY	STATE VACANCY	TOTAL
443027 LEAD BASED PAINT(GRAFITTI)	\$2,053.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,053.00
CONTRACTS TOTAL	\$1,242,682.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,242,682.83
PROTECTIVE SERVICES											
446000 PROTECTIVE SERVICES LABOR	(\$28,14)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$28,14)
447000 PROTECTIVE SERVICES MATERIALS	\$10,465.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,465.47
448000 PROTECTIVE SERVICES CONTRACTS	\$95,471.66	\$403.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,875.34
PROTECTIVE SERVICES TOTAL	\$88,908.99	\$403.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,312.67
GENERAL EXPENSE											
451000 INSURANCE	\$619,503.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$619,503.60
452000 PAYMENTS IN LIEU OF TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
453000 TERMINAL LEAVE PAYMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
454000 EMPLOYEE BENEFIT CONTRIBUTIONS	\$1,127,363.43	\$297,449.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,424,813.24
455000 COLLECTION LOSSES	\$116,666.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,666.64
456000 OTHER GENERAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
462001 CASUALTY LOSSES - NONCAPITALIZED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
462001 CASUALTY LOSSES - SETTLEMENTS	\$19,367.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,367.78
462030 CASUALTY LOSSES - CONTRACTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GENERAL EXPENSE TOTAL	\$1,882,931.48	\$297,449.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,180,381.26
CFPHOPE WIDE DEVELOPMENT											
142600 OPERATIONS	\$0.00	\$0.00	\$588,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$588,000.00
142800 MANAGEMENT IMPROVEMENTS	\$0.00	\$0.00	\$833,017.64	\$0.00	\$0.00	\$0.00	\$0.00	\$6,046,028.85	\$0.00	\$0.00	\$6,879,046.49
141000 ADMINISTRATION	\$0.00	\$0.00	\$3,432,025.84	\$0.00	\$0.00	\$0.00	\$12,455.81	\$512,568.56	\$0.00	\$0.00	\$3,957,050.21
141003 OTHER COMPUTERSYSTEMS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
141004 LEGAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$169.28	(\$2,361.25)	\$0.00	\$0.00	(\$2,191.97)
141006 SOFTWARE COMPUTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,877.83	\$0.00	\$0.00	\$0.00	\$2,877.83
141009 EMPLOYEE BENEFIT CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.62	\$2,073,617.53	\$0.00	\$0.00	\$2,073,671.15
141010 SALARIES AND BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,127.64	\$0.00	\$0.00	\$143,127.64
141019 SUNDRY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,009,490.91	\$0.00	\$0.00	\$11,009,490.91
142500 ICP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,834.48	\$0.00	\$0.00	\$154,834.48
143000 FEES & COSTS	\$0.00	\$0.00	\$3,248,055.85	\$0.00	\$0.00	\$0.00	\$0.00	\$564,271.71	\$0.00	\$0.00	\$3,812,327.56
144000 SITE ACQUISITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$826,725.03	\$0.00	\$0.00	\$826,725.03
145000 SITE IMPROVEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$352.00	\$8,234,459.61	\$0.00	\$0.00	\$8,234,811.61
146000 DWELLING STRUCTURES	\$0.00	\$0.00	\$1,549,316.16	\$0.00	\$0.00	\$0.00	\$0.00	\$23,708,805.68	\$0.00	\$0.00	\$25,258,121.84
146500 DWELLING EQUIPMENT	\$0.00	\$0.00	\$11,656,520.68	\$0.00	\$0.00	\$0.00	\$418,806.82	\$173,000.00	\$0.00	\$0.00	\$12,248,327.50
147000 NON-DWELLING STRUCTURES	\$0.00	\$0.00	\$250,354.00	\$0.00	\$0.00	\$0.00	\$3,175,415.71	\$15,165.00	\$0.00	\$0.00	\$3,440,934.71
147500 NON-DWELLING EQUIPMENT	\$0.00	\$0.00	\$69,741.72	\$0.00	\$0.00	\$0.00	\$0.00	\$13,900.00	\$0.00	\$0.00	\$83,642.72
148500 DEMOLITION	\$0.00	\$0.00	\$604,781.58	\$0.00	\$0.00	\$0.00	\$0.00	\$9,865,992.73	\$0.00	\$0.00	\$10,470,773.31
148500 REPLACEMENT RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,881,825.96	\$0.00	\$0.00	\$1,881,825.96
148500 RELOCATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,647.82	\$0.00	\$0.00	\$0.00	\$69,647.82
150200 CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFPHOPE DEVELOPMENT HOPE VI TOTAL	\$0.00	\$0.00	\$23,977,618.12	\$0.00	\$0.00	\$0.00	\$18,746,226.82	\$63,139,891.13	\$0.00	\$0.00	\$105,863,734.87
EXTRAORDINARY MAINTENANCE											
461000 LABOR	\$208,232.41	\$8,390.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216,623.27
461001 ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461002 HVAC	\$4,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,375.00
461003 FIRE ALARMS/SPRINKLERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461004 PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461007 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461015 ELEVATOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461017 WINDOWS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461019 DOORS & HARDWARE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461020 EXTRAORDINARY MAINT - MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461021 COMPACTOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461022 BOILERS/GENERATORS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
461024 ROOFING	\$58,366.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,366.78

EXPENDITURES BY LINE ITEM
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
FY 2006
PERIOD ENDING 9/30/06

	LPH	SECTION 8	CFPCGP	RHF	PHDEP	TAG (SJ)	DEVELOP	HOPE VI	CITY VACANCY	STATE VACANCY	TOTAL
443015 ELEVATOR	\$81,590.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81,590.78
443017 WINDOWS	\$109,960.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,960.05
443018 CABINETS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
443019 DOORS & HARDWARE	\$97,137.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,137.45
443020 PAINTING	\$90,751.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,751.74
443021 COMPACTOR	\$4,367.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,367.76
443022 BOILERS/GENERATORS	\$8,061.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,061.77
443023 SNOW REMOVAL	\$163,757.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$163,757.07
443028 VACANCY CONTRACT	\$395,955.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$395,955.66
443027 LEAD BASED PAINT(GRAFFITI)	\$3,079.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,079.50
CONTRACTS TOTAL	\$1,863,978.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,863,978.95
PROTECTIVE SERVICES											
446000 PROTECTIVE SERVICES LABOR	(\$42.21)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$42.21)
447000 PROTECTIVE SERVICES MATERIALS	\$15,666.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,666.21
448000 PROTECTIVE SERVICES CONTRACT COST	\$134,207.49	\$605.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$134,813.01
PROTECTIVE SERVICES TOTAL	\$149,863.49	\$605.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,469.01
GENERAL EXPENSE											
451000 INSURANCE	\$929,255.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$929,255.40
452000 PAYMENTS IN LIEU OF TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
453000 TERMINAL LEAVE PAYMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
454000 EMPLOYEE BENEFIT CONTRIBUTIONS	\$1,691,090.15	\$446,174.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,137,264.85
457000 COLLECTION LOSSES	\$174,999.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$174,999.96
459000 OTHER GENERAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
462000 CASUALTY LOSSES - NONCAPITALIZED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
462001 CASUALTY LOSSES - LEGAL SETTLEMENTS	\$29,051.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,051.67
462030 CASUALTY LOSSES - CONTRACT COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GENERAL EXPENSE TOTAL	\$2,824,397.18	\$446,174.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,270,571.89
CFPI/HOPE WIDEVELOPMENT											
140600 OPERATIONS	\$0.00	\$0.00	\$882,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$882,000.00
140600 MANAGEMENT IMPROVEMENTS	\$0.00	\$0.00	\$949,526.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,018,569.74
141000 ADMINISTRATION	\$0.00	\$0.00	\$5,148,038.75	\$0.00	\$0.00	\$0.00	\$18,653.72	\$0.00	\$0.00	\$0.00	\$5,935,575.32
141000 OTHER COMPUTER/SYSTEMS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
141004 LEGAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$253.52	(\$3,541.69)	\$0.00	\$0.00	(\$3,287.66)
141006 SOFTWARE COMPUTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
141009 EMPLOYEE BENEFIT CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
141010 SALARIES AND BENEFITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80.43	\$3,110,426.30	\$0.00	\$0.00	\$3,110,506.73
141018 SUNDRY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$797,277.57	\$214,691.46	\$0.00	\$0.00	\$1,011,969.03
142500 IDP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$247,251.74	\$0.00	\$0.00	\$0.00	\$247,251.74
143000 FEES & COSTS	\$0.00	\$0.00	\$4,872,083.78	\$0.00	\$0.00	\$0.00	\$16,514,236.37	\$16,514,236.37	\$0.00	\$0.00	\$22,641,407.69
144000 SITE ACQUISITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846,407.57	\$0.00	\$0.00	\$0.00	\$846,407.57
145000 SITE IMPROVEMENT	\$0.00	\$0.00	\$2,323,974.24	\$0.00	\$0.00	\$0.00	\$528.00	\$12,351,669.42	\$0.00	\$0.00	\$14,676,191.66
146000 DWELLING STRUCTURES	\$0.00	\$0.00	\$17,454,781.02	\$0.00	\$0.00	\$0.00	\$626,210.36	\$35,563,208.82	\$0.00	\$0.00	\$53,646,200.22
146500 DWELLING EQUIPMENT	\$0.00	\$0.00	\$345,576.00	\$0.00	\$0.00	\$0.00	\$109,500.00	\$0.00	\$0.00	\$0.00	\$455,076.00
146500 NONDWELLING STRUCTURES	\$0.00	\$0.00	\$104,612.58	\$0.00	\$0.00	\$0.00	\$22,744.50	\$0.00	\$0.00	\$0.00	\$127,357.08
147500 NON-DWELLING EQUIPMENT	\$0.00	\$0.00	\$1,357,172.37	\$0.00	\$0.00	\$0.00	\$20,850.00	\$0.00	\$0.00	\$0.00	\$1,378,022.37
148500 DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,296,989.10	\$0.00	\$0.00	\$13,296,989.10
149000 REPLACEMENT RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,622,738.94	\$0.00	\$0.00	\$2,622,738.94
149500 RELOCATION	\$0.00	\$0.00	\$2,528,661.96	\$0.00	\$0.00	\$0.00	\$134,471.73	\$0.00	\$0.00	\$0.00	\$2,663,133.71
150200 CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CFPI/DEVELOPMENT/HOPE VI TOTAL	\$0.00	\$0.00	\$35,966,427.18	\$0.00	\$0.00	\$0.00	\$28,119,338.43	\$84,709,636.70	\$0.00	\$0.00	\$186,795,602.31

10. Occupancy Policies: Public Housing Program

HANH's policies for admission and occupancy of its public housing are provided in HANH's Admissions and Continued Occupancy Policy (ACOP). The ACOP is available to the public upon request at HANH's main office at 360 Orange Street. The following is a general statement of policies that are generally reported in PHA Annual Plans.

A. Waiting List Policies

HANH maintains five categories of waiting lists for admission to its public housing program, based on housing type:

1. **General Occupancy:** HANH maintains a single General Occupancy waiting list. General Occupancy housing is open to any qualifying family who meets income eligibility criteria. HANH's General Occupancy housing is predominantly composed of apartments with 2 or more bedrooms, and generally serves families with children or other larger households. HANH's General Occupancy list is presently closed and is not expected to open during FY 2007.
2. **Mixed Population:** Eligibility for HANH's Mixed Population housing is limited to persons who are elderly (age 62 or older) or persons with disabilities. HANH's Mixed Population housing includes apartment sizes ranging from efficiencies to 2-bedrooms, but predominantly efficiencies. HANH maintains 2 separate waiting lists for Mixed Population housing. One waiting list, for one-bedroom or larger apartments, is presently closed and is not expected to open during FY 2007. The second waiting list, for efficiency apartments, is open and is expected to remain open during FY 2007.
3. **Elderly Housing:** Eligibility for HANH's Elderly-Designated housing is limited to persons who are elderly (age 62 or older). HANH's Elderly housing waiting list is presently open and may remain open during FY 2007. However, HANH's housing stock includes only a small number of elderly-designated housing units, and HANH will close this waiting list if the number of applicants becomes larger than we may expect to serve within a reasonable time frame.
4. **Accessible Housing:** HANH maintains a separate waiting list for admission to its accessible housing apartments. This waiting list is presently open and is expected to remain open during FY 2007. HANH has historically attempted to keep this waiting list open, given the significant housing needs of persons who require accessible housing.
5. **Supportive Housing Programs:** HANH maintains a separate waiting list for its Ruoppolo Supportive Housing Program, which provides on-site supportive services to residents with disabilities, including behavioral health disabilities. This waiting list is presently open and is expected to remain open during FY 2007. HANH expects to

establish additional program-specific supportive housing waiting lists as additional on-site supportive services become available in other HANH developments.

HANH's waiting lists are maintained in order by the date and time the application was received by HANH. Waiting lists may be further organized by the bedroom size for which the applicant family is eligible, and by the site-based preferences the applicant family has selected, according to HANH's site-based waiting list procedures, which are discussed below.

HANH's waiting lists and application process are presently administered centrally, at HANH's main office. Persons who are interested in applying to an open waiting list may receive an application and additional information at HANH's main office at 360 Orange Street.

As HANH continues to implement its Project-Based Management model, HANH may refine its waiting list procedures, including but not limited to, for example, site-based applications, admissions, and leasing procedures administered at the property management offices.

B. Site-Based Waiting List Procedures

HANH has established site-based waiting list procedures for all of its public housing developments. Under HANH's site-based waiting list procedures, an applicant for any waiting list may select up to 3 housing developments in which they would prefer to live. The applicant's choices may include "first apartment available city-wide."

HANH's site-based waiting list procedures do not affect the organization of HANH's waiting lists. Each waiting list described above is maintained on a first-come, first-served basis, regardless of the applicant's site-based selections. When an applicant reaches the top of a waiting list and has been determined to be eligible, the unit offers made to this applicant will be apartments in one or more of the developments that the applicant has selected.

As HANH continues to implement its Project-Based Management model, HANH may refine its site-based waiting list procedures, including but not limited to, for example, site-based applications, admissions, and leasing procedures administered at the property management offices.

According to HUD regulations, PHAs that implement site-based waiting lists must examine the race and ethnicity distributions of its public housing developments, in order to ensure that the site-based waiting list procedures and their outcomes are consistent with civil rights laws and obligations. HANH has provided this review and analysis at Section 10.M, "Analysis of Minority Concentration," at page 77.

C. Preferences for Admission

HANH does not provide any preferences for admission to its public housing program. Admission to HANH's public housing is based solely on the date and time of the pre-application.

HANH's current policies regarding application to its Supportive Housing Program refer to "preferences" for admission to these supportive housing units. This reference to "preferences" is intended to describe the applicant's choice ("preference") to receive services. It does not indicate a traditional waiting list "preference" that would result in one applicant being considered before a different applicant. In its next revision of its ACOP, HANH intends to clarify these policies related to its Supportive Housing Program and remove any language related to "preferences."

HANH does not intend to implement any new preferences for admissions during FY 2007.

D. Other Policies Governing Eligibility, Selection, & Admissions

Verification of Eligibility: HANH performs only limited verification of eligibility at the time of pre-application. Full verification of eligibility and screening is conducted when an applicant has approached the top of a waiting list and are likely to receive a unit offer within the next 3 months.

Non-Income Screening Factors: HANH's criteria for eligibility and screening are specified in HANH's ACOP. HANH's screening process includes review of the applicant's family members' criminal backgrounds, rental history, credit history, and other factors relevant to the applicant's ability to comply with the public housing lease.

Unit Offers: Applicants will be offered two units of the appropriate size, based on HANH's Occupancy Standards, and from the housing developments that the applicant selected, based on HANH's site-based waiting list procedures. An applicant who refuses both unit offers will be removed from the waiting list, unless the applicant has a good cause reason for refusal of one or both unit offers, as provided in HANH's ACOP. If an applicant is removed from one waiting list, the applicant will retain placement on any other waiting lists without change.

When Transfers Take Precedence Over New Admissions: Administrative transfers will take preference over new admissions. Administrative transfers include reasonable accommodations of persons with disabilities, relocation of public housing tenants affected by HANH modernization work, emergency transfers, and other circumstances that HANH determines warrant an administrative transfer, as specified in HANH's ACOP.

In addition to administrative transfers, HANH's ACOP provides that at least one of ten unit offers will be made for tenant-initiated transfers for good cause, such as overcrowding or medical reasons.

E. Admission to Scattered Site Public Housing Units

Admission to HANH's scattered site public housing units is limited to transfers of current public housing residents who have requested transfer to a scattered site unit. HANH opens its scattered site waiting list periodically, providing written notice to all General Occupancy residents. Participants in HANH's Family Self-Sufficiency Program receive preference for admission to scattered site units.

HANH's scattered site units are managed by a private management company. Residents referred for occupancy of a scattered site unit are subject to all HANH rules regarding transfers, including the requirement that families be in good-standing, and are subject to screening by the private management company. Screening and tenant selection by the private management company is subject to regulations and contract terms to ensure compliance with civil rights laws and regulations.

F. Admissions Policies for Mixed Finance Developments

HANH is engaged in HOPE VI revitalization of its Quinnipiac Terrace/Riverview developments. In addition, HANH intends to engage in mixed-finance redevelopment of its Eastview Terrace, Rockview, and Brookside public housing developments. HANH or its agents may establish separate, site-based policies for application, admission, and occupancy of these mixed finance developments according to the following guidelines:

- The management agent of the mixed finance development must establish written policies for admissions and occupancy.
- The admissions and occupancy policies for the mixed finance development must be submitted to, and approved by, HANH.
- The admissions and occupancy policies for the mixed finance development must comply with HUD regulations and federal fair housing and civil rights requirements.

G. Rent Policies

HANH's rent structure for the public housing program includes the following rent options, which are described in greater detail in HANH's ACOP.

Income-Based Rent: For most public housing residents, rent (and other housing costs such as utilities) are capped at 30% of monthly income after certain deductions.

Minimum Rent: HANH's public housing program has a minimum rent of \$50. HANH's policies provide for a hardship exemption from the minimum rent.

Flat Rent: HANH has established flat rents for its public housing developments. The flat rent is intended to represent a market rent rate for the unit. Families may elect to pay a flat rent, rather than an income-based rent; this is most likely for families with higher incomes where the flat rent rate is lower than the income-based rent.

HANH does not have any discretionary rent policies or discretionary deductions. HANH does not have ceiling rents.

H. Community Service and Self-Sufficiency Policies

HANH has implemented the federal community service and self-sufficiency requirements for the public housing program, according to written procedures provided in HANH's ACOP. HANH has established a database to track public housing families who are exempt from these requirements, and public housing families who may be subject to these requirements. HANH's procedures include review, at the annual recertification, of families' compliance with the federal community service and self-sufficiency requirements. Families are required to document their compliance as part of the annual recertification process. Families who have failed to comply with the requirement will be required to enter into an agreement to cure their noncompliance through additional community service or self-sufficiency activities during the following year. HANH's written procedures include the statutory requirement that HANH will not renew leases for families who have failed to comply with the community service and self-sufficiency requirements and failed to cure their noncompliance.

I. Income Targeting

HUD's income targeting regulations require that at least 40% of new admissions to the public housing program must be extremely low income families, i.e., families who incomes are less than 30% of the area median income. Housing authorities may be required to undertake affirmative measures to ensure that they comply with HUD's income targeting requirements

The tables below provide the income levels of current public housing families and for public housing applicants. As these tables indicate, 86% of families served by HANH's public housing program have extremely low incomes, less than 30% of the area median. Applicants to HANH's public housing program are even more likely to be extremely low income, as 96% report incomes less than 30% of the area median.

HANH's existing program already satisfies HUD's income targeting requirements, with well more than 40% of new admissions being extremely low income families, without HANH taking any special measures to ensure that our limited affordable housing assistance is channeled to families with the greatest need.

Income Level of Public Housing Families (June 5, 2006)

Housing Program & Type	< 30%	30-50%	50-80%	> 80%	Total
Public Housing					
General Occupancy	81%	12%	5%	2%	709
Scattered Sites	79%	18%	1%	1%	146
Mixed Population	93%	5%	1%	0%	690
Elderly	79%	21%	0%	0%	42
Public Housing Subtotal	86%	10%	3%	1%	1,587

Income Levels of Public Housing Applicants (June 5, 2006)

Housing Program & Type	< 30%	30-50%	50-80%	> 80%	Total
Public Housing					
General Occupancy	95%	4%	1%	0%	1,382
Mixed Population	99%	1%	0%	0%	784
Elderly	93%	7%	0%	0%	96
Accessible Housing	98%	2%	0%	0%	63
Ruoppolo SHP	100%	0%	0%	0%	6
Public Housing Subtotal	96%	3%	1%	0%	2,331

J. Deconcentration of Poverty

HUD regulations at 24 CFR 903.2 require HANH to ensure that its admissions policies promote statutory goals for the deconcentration of poverty in “covered developments,” which include General Occupancy family public housing developments.

Implementation of HUD’s requirements for deconcentration of poverty begins with analysis of average incomes in covered developments. If the average income of each development falls within the range of 85%-115% of the agency-wide average income, HANH’s admissions policies are presumed to comply with the statutory goals for the deconcentration of poverty. This range is referred to as the “Established Income Range.” HUD regulations provide that the upper limit of the Established Income Range shall never be less than the income at which a family would be defined as an extremely low income family. In addition, the analysis of average incomes may include adjustments for variations in bedroom sizes, according to HUD procedures in PIH Notice 2001-4.

If the analysis identifies developments whose average income is outside of the Established Income Range, HANH may provide a justification, if appropriate, that the income profile is consistent with the goals of deconcentrating poverty and income mixing as specified by the statute. Otherwise, HANH must develop specific strategies to address the disparities and to promote deconcentration of poverty and income mixing in these developments.

The following table summarizes the data for HANH's deconcentration analysis of incomes. HANH's analysis excludes Brookside, because it is approved for demolition. (24 CFR 903.2(b)(2)(iv)). For planning purposes, HANH's data is organized by AMP Group, according to the Project-Based management model, as well as by traditional PHA developments.

HANH's analysis incorporates adjustments for variations in bedroom sizes. This adjustment is intended to account for variations in income related to household size. This results in an "Adjustment Factor" (column "Adj F") for each development, with an Adjustment Factor of 1.17 for the HANH Total of all covered developments agency-wide. The effect of the Adjustment Factor is to adjust for variations in bedroom sizes, with 2-bedroom units representing the baseline of 1.00. Developments with larger numbers of larger bedroom sizes will have higher adjustment factors. The Adjustment Factor is used to determine an Adjusted Average Income (column "Adj Avg") for each development.

Deconcentration Analysis (June 2, 2006)

AMP & Development	Number of Units by Bedroom Size							Avg Inc	Adj F	Adj Avg	Comp
	1	2	3	4	5	6	Total				
1 Westville Manor	0	27	59	26	13	0	125	15,254	1.26	12,062	1.07
4 McConaughy Terrace	0	139	27	7	0	0	173	12,157	1.06	11,521	1.03
5 County & Henry Streets	0	0	1	0	0	0	1	10,164	1.25	8,131	0.72
Valley Townhouses	0	9	14	12	3	0	38	18,468	1.27	14,581	1.30
Waverly Townhouses	0	19	20	10	0	0	49	15,243	1.18	12,877	1.15
Subtotal AMP #5	0	28	35	22	3	0	88	16,578	1.22	13,586	1.21
10 Farnam Courts	7	111	68	21	0	0	207	10,735	1.12	9,605	0.86
12 Quinpiac Terrace	0	25	10	2	0	1	38	10,188	1.11	9,191	0.82
14 Essex Townhouses	0	11	13	6	0	0	30	12,945	1.19	10,893	0.97
Scattered Sites	0	0	134	10	2	0	146	14,462	1.27	11,430	1.02
Subtotal AMP #14	0	11	147	16	2	0	176	14,203	1.25	11,343	1.01
HANH Total	7	341	346	94	18	1	807	13,107	1.17	11,231	

"Adj F" = Adjustment Factor (per PIH Notice 2001-4)

"Adj Avg" = Total Adjusted Average Income (per PIH Notice 2001-4)

"Comp" = Comparison of development's adj avg, as a percent of HANH's total adj avg

File: Deconcentration Data (Sheet 2)

As the above table indicates, the average income for these developments is \$15,107. When adjusted for bedroom size, the adjusted average income for HANH's total covered developments is \$11,231. The adjusted average income for individual developments ranges from \$8,131 (County & Henry Streets) to \$14,581 (Valley Townhouses).

The column labeled "Comp" provides a comparison of each development's adjusted average income to the HANH total adjusted average income for all covered developments agency-wide. This is presented as a percentage of the agency-wide average. For example, the adjusted average income at Westville Manor (\$12,062) is 1.07% of the agency wide adjusted average income (\$11,231).

The majority of HANH's developments fall within the Established Income Range of 85%-115% of the HANH Total Adjusted Average Income of \$11,231. This Established Income Range is \$9,546 (85%) to \$12,916 (115%).

Per HUD regulations at 903.2(c)(1)(iii), the upper limit of the Established Income Range shall never be less than the income at which a family would be defined as an extremely low income family, which is \$16,100 for a family of 1 persons, or \$20,700 for a family of 3 persons. This regulation is relevant to HANH's analysis, as 115% of its agency-wide average income is \$12,916, significantly lower than the income limits for extremely low income.

Two developments have adjusted average incomes that are lower than the Established Income Range: County & Henry Streets, and Quinnipiac Terrace. One development, Valley Townhouses, has an adjusted average income that is higher than 115% of the agency-wide average, but within the income limits for extremely low income families. A fourth development, Farnam Courts, is also relevant to HANH planning because its adjusted average income is very low (86% of the Established Income Range), even if it falls just within the Established Income Range. The following are HANH's explanations and strategies related to these four developments:

County & Henry Streets (Dev #4-15): This development has an adjusted average income of \$8,131, which is only 72% of the agency-wide adjusted average income, which is well below the Established Income Range lower limit of 85%. However, this development has only 1 occupant family at present, thus its inclusion in HANH's deconcentration analysis of incomes is effectively meaningless. This development contains 6 total units which have been undergoing major modernization. Two units were recently completed, one has been leased, and one is vacant. The remaining four units are still undergoing modernization. When all 6 units are completed and occupied, deconcentration analysis of this development's income may be more purposeful. At the same time, the development's 6 units are still so small in number so that its averages may be significantly distorted, and it may be more appropriately considered as part of its AMP Group under the Project-Based Management model that HANH is implementing. Finally, HANH notes that small developments such as County & Henry Streets is an ideal strategy for deconcentration of incomes, similar to the scattered site public housing model, with smaller clusters of public housing units distributed throughout the community.

Quinnipiac Terrace: This development has an adjusted average income of \$9,191, which is 82% of the agency-wide adjusted average income, below the Established Income Range lower limit of 85%. This development is undergoing HOPE VI Revitalization and mixed finance redevelopment, including homeownership opportunities and self-sufficiency strategies, as part of the HOPE VI CSS service plans, which are designed to reduce the concentration of poverty, promote income mixing, and increase the incomes of Quinnipiac Terrace residents.

Valley Townhouses: This development has an adjusted average income of \$14,581, which is 130% of the agency-wide adjusted average income, but is within the income limits for extremely low income families (which are \$16,100 for a family of 1 person, and \$20,700 for a family of 3, where Valley Townhouses has an average family size of 3.5 persons). Thus Valley Townhouses has an adjusted average income falling within the HUD definition of the Established Income Range.

Nonetheless, an examination of the income profile of Valley Townhouses is very relevant to HANH's deconcentration analysis of incomes, as Valley Townhouses provides a model of the ideal of statutory and HANH goals for deconcentration. Valley Townhouses has a higher adjusted average income because its occupancy includes two families with very high incomes, especially compared to HANH's average of \$11,231. The high incomes inflate the average income for the development as a whole, but represent HANH's ideal for strategies for the deconcentration of poverty and mixed income in our developments.

One family has an annual income of roughly \$70,000. This is a single mother of 2 children who moved in to HANH public housing in 1981 and subsequently increased her income with good employment at an annual salary of approximately \$55,000 per year. The balance of the family's income is Social Security benefits for a disabled child. This family pays a flat rent of \$988 per month for their public housing apartment.

Valley Townhouses also is home to a family with an annual income of nearly \$100,000. This is a family of 6, including a husband and wife in their 40s, both of whom are employed, and 4 children. The majority of the family's income is the wages of the 2 parents, but also includes Social Security benefits for a disabled child. This household moved in to their current housing in 1978—when the present head of household was a youth, who was raised in Valley Townhouses, got a good job, and nonetheless remained in Valley Townhouses. This family also pays a flat rent of \$988 per month for their public housing apartment.

HANH believes that the example of these families in Valley Townhouses is the ideal means for deconcentrating poverty and income mixing in our public housing developments. Our ideal strategy for deconcentrating poverty and income mixing would focus on building the incomes and economic self-sufficiency of the existing residents. Our public housing communities benefit from every higher income family who continues to live in public housing because these families help stabilize our communities and provide a model for other residents, and their children, demonstrating that families in public housing can achieve economic self-sufficiency through employment.

Farnam Courts: HANH's Farnam Courts development has an adjusted average income of \$9,605, which is 86% of the agency-wide average income, within the Established Income Range, but is close to the lower limit of 85%. This is one of several indices of problems at HANH's Farnam Courts development, including the difficulty of leasing Farnam Courts units and significant security problems, which HANH must consider in its long-term planning for Farnam Courts.

K. Compliance with the Fair Housing Act

All HANH policies for admissions and occupancy of its public housing must comply with the Fair Housing Act and other nondiscrimination policies under the Civil Rights laws and other regulations and requirements providing protections against discrimination.

HANH's Admissions and Continued Occupancy Policy (ACOP) for the public housing program includes HANH's policy commitment to the protections of the Fair Housing Act and other nondiscrimination policies of the Civil Rights laws and other regulations and requirements providing protection against discrimination.

In accordance with these statutory requirements and HANH policies, HANH will not impose any specific income or racial quotas for any HANH housing development or developments, regardless of deconcentration policies or other policies. HANH will not assign persons to a particular section of the community, or to a particular development, building, or any other unit assignment, based on the race, color, ethnicity, religion, sex, disability, familial status, or national origin for purposes of segregating populations.

L. HANH's Efforts to Affirmatively Further Fair Housing

Statutory and regulatory requirements require HANH to undertake specific measures to affirmatively further fair housing goals. HANH policies that govern eligibility, selection, and admissions should be designed to reduce racial and national origin concentrations. In the administration of its housing programs, HANH must take affirmative steps to overcome the effects of conditions that historically resulted in limited participation because of their race, ethnicity, national origin, disability, or other protected status.

The following are HANH's actions to affirmatively further fair housing goals for both its public housing and Section 8 (HCV) programs:

- Any waiting list opening is published in minority newspapers serving the New Haven area, as well as the newspaper of general circulation in our community.
- Any waiting list opening is broadly noticed to area service providers, including agencies and organizations that serve minority populations and persons with disabilities.
- In particular, time-limited waiting list openings are conducted in cooperation with area service providers, to ensure that minority populations, including persons with disabilities, have effective access. For example, when HANH opened its Section 8 (HCV) tenant-based waiting list for the one-month period of April 2005, HANH coordinated with area service providers to distribute pre-applications.
- HANH has implemented site-based waiting list procedures that permit every applicant to select up to 3 developments in which the family would prefer to live, in order to promote housing choice for families served by HANH's public housing program.

- HANH holds a monthly meeting—the Continuum for Success—which includes HANH staff and community service providers, including agencies, organizations, and advocates that serve minority populations and persons with disabilities, for the purpose of developing common strategies for more effectively serving minority populations, including persons with disabilities.
- HANH has partnered with area service providers to establish its Ruoppolo Supportive Housing Program, which provides intensive on-site supportive services for residents with disabilities, including behavioral health disabilities, who live in HANH's Ruoppolo Manor public housing development. HANH seeks to replicate the Ruoppolo Supportive Housing Program model to HANH's other highrise Mixed Population development, in order to more effectively serve residents whose disabilities, including behavioral health disabilities, may limit their capacity to maintain lease compliance, in the absence of an effective attachment to services. It is HANH's aim to help residents with disabilities to access needed services so that they may maintain their permanent housing and live independently and effectively within their public housing communities.
- HANH has made significant commitments to the development of supportive housing for persons with disabilities in the community, including the commitment of 182 vouchers for project-based assistance to supportive housing programs.

HANH's efforts to affirmatively further fair housing are conducted in cooperation with the City of New Haven, which shares the commitment to affirmatively further fair housing. HANH and the City work together to examine existing programs, to identify impediments to fair housing choice, and to develop and implement initiatives to address these impediments.

M. Analysis of Minority Concentrations

HANH has implemented site-based waiting list procedures, which permit applicants to select up to 3 developments in which they would prefer to be housed. HUD regulations regarding site-based waiting lists require PHAs to periodically examine the effects of their site-based waiting lists to ensure that the outcomes accord with the statutory goals of family choice and do not violate fair housing and civil rights laws and regulations. Per HUD regulations at 24 CFR 903.7(b)(2), as part of its Annual Plan process, HANH must assess changes in the tenant composition that may have occurred during the implementation of HANH's site-based waiting lists, in order to ensure that HANH's site-based waiting list policies are consistent with fair housing requirements and civil rights laws.

HANH has conducted a thorough analysis of changes in the race and ethnicity composition of residents in our developments. At the end of this Section (pages 79-83) are detailed tables with counts and percentages for each race and ethnicity category. These tables provide race and ethnicity data for October 2002, at the beginning of HANH's MTW period, as well as current data (June 2006).

The first table, provided below at page 79, includes a comparison of the most common race and ethnicity categories, based on occupancy early in HANH's MTW period (October 2002) compared to present occupancy (June 2006). This table is intended for easy comparisons of data on a single page and therefore does not include races categories that represent only a small number of households.

Subsequent tables provide full, detailed information for each race and ethnicity category, for each public housing development, as of October 2002 (pages 80-81) and at present in June 2006 (pages 82-83).

As these following tables indicate, there has not been a significant change in the racial or ethnic distribution of families since HANH's implementation of site-based waiting lists. In some developments, there has been a small increase in the number of Hispanic families, which is to be expected given the increased number of Hispanic families in the New Haven population as a whole. The increased number of Hispanic families is not limited to developments located in the community's traditionally Hispanic neighborhood (Fair Haven), such as Ruoppolo Manor and Fairmont Heights, both of which are located in the traditionally Hispanic neighborhood of Fair Haven. The increased number of Hispanic residents includes developments outside of the traditionally Hispanic neighborhoods, such as Valley Townhouses.

The changes in racial and ethnic distribution of households indicate that HANH's site-based waiting list policies have been administered in compliance with civil rights laws. HANH's site-based waiting policies promoted family choice and, furthermore, have resulted in family choices that do not necessarily reinforce existing racial and ethnic neighborhood breakdowns.

Changes in Race & Ethnicity of LIPH Households 2002-2006

AMP & Development Name	OCTOBER 2002					JUNE 2006				
	Hispanic *		Non-Hispanic *		Total	Hispanic *		Non-Hispanic		Total
	1W	Total	1W	2B		1W	Total	1W	2B	
General Occupancy										
1 Westville Manor (04-37)	5%	7%	4%	88%	139	7%	9%	6%	86%	125
2 Brookside (04-36)	3%	8%	1%	90%	148	0%	2%	0%	98%	48
4 McConaughy Terrace (04-35)	5%	7%	4%	90%	184	8%	9%	3%	87%	173
5 County & Henry Streets (04-15)					0	0%	0%	0%	100%	1
Valley Townhouses (04-29)	8%	11%	0%	89%	38	16%	16%	0%	84%	38
Waverly Townhouses (04-30)	19%	23%	2%	74%	47	16%	18%	2%	80%	49
Total AMP Group #5	14%	18%	1%	81%	85	16%	17%	1%	82%	88
10 Farnam Courts (04-4)	21%	27%	3%	70%	217	24%	29%	7%	64%	207
12 Quinnipiac Terrace (04-3)	23%	32%	3%	63%	166	16%	29%	0%	68%	38
13 Eastview Terrace (04-34)	32%	34%	6%	59%	118					0
14 Essex (04-23)	24%	33%	6%	61%	33	37%	43%	10%	47%	30
Scattered Sites (04-44 to 04-64)	23%	27%	3%	70%	151	22%	25%	1%	74%	146
Total AMP Group #14	23%	28%	3%	68%	184	24%	28%	3%	69%	176
Total General Occupancy	16%	20%	3%	76%	1,241	16%	19%	4%	77%	855
Mixed Population										
3 Ribicoff Cottage (04-14)	3%	5%	8%	85%	39	0%	0%	3%	94%	34
Ribicoff Extension (04-24)	7%	7%	14%	80%	59	8%	8%	2%	90%	51
Total AMP Group #3	5%	6%	11%	82%	98	5%	5%	2%	92%	85
7 George Crawford Manor (04-12)	12%	17%	16%	67%	75	10%	11%	19%	70%	96
William T. Rowe (04-31)	6%	8%	6%	84%	101	4%	6%	9%	83%	69
Total AMP Group #7	9%	12%	10%	77%	176	8%	9%	15%	75%	165
8 Charles T. McQueeney (04-28)	15%	18%	18%	63%	114	23%	26%	18%	56%	125
9 Robert T. Wolfe (04-16)	19%	20%	19%	60%	86	30%	31%	9%	59%	74
Valentina Macri Court (04-26)	46%	54%	15%	31%	13	54%	62%	8%	31%	13
Winslow Celentano (04-11)	17%	26%	19%	52%	42	12%	20%	22%	56%	50
Total AMP Group #9	21%	25%	18%	55%	141	26%	30%	14%	55%	137
11 Fairmont Heights (04-40)	13%	13%	36%	51%	86	9%	9%	29%	62%	82
Ruoppolo Manor (04-22)	20%	23%	18%	57%	98	16%	20%	18%	63%	96
Total AMP Group #11	17%	18%	27%	54%	184	12%	15%	23%	62%	178
Total Mixed Population	14%	16%	18%	65%	713	15%	17%	16%	67%	690
Elderly Designated										
6 Constance B. Motley (04-18)	2%	2%	12%	86%	43	7%	7%	19%	74%	42
Katherine Harvey Terrace (04-8)	24%	24%	12%	65%	17					0
Newhall Gardens (04-9)	0%	0%	7%	93%	29					0
Prescott Bush (04-10)	2%	5%	2%	93%	44					0
Total Elderly Designated	5%	5%	8%	87%	133	7%	7%	19%	74%	42
HANH Total	14%	18%	8%	73%	2,087	15%	18%	9%	72%	1,587

File: Race & Ethnicity Comparisons Final (Sheet 1)

Race and Ethnicity of HANH Public Housing Households (Oct 2002)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	7	0	0	3	0	10	6	123	0	0	0	139
2 Brookside (04-36)	4	5	0	3	0	12	2	133	0	1	0	148
4 McConaughy Terrace (04-35)	9	0	0	3	0	12	7	165	0	0	0	184
5 County & Henry Streets (04-15)												
Valley Townhouses (04-29)	3	1	0	0	0	4	0	34	0	0	0	38
Waverly Townhouses (04-30)	9	0	0	2	0	11	1	35	0	0	0	47
Total AMP Group #5	12	1	0	2	0	15	1	69	0	0	0	85
10 Famam Courts (04-4)	46	5	0	7	0	58	7	151	0	1	0	217
12 Quinpiac Terrace (04-3)	39	2	0	12	0	53	5	105	0	3	0	166
13 Eastview Terrace (04-34)	38	2	0	0	0	40	7	70	0	1	0	118
14 Essex (04-23)	8	0	0	3	0	11	2	20	0	0	0	33
Scattered Sites (04-44 to 04-64)	35	0	0	6	0	41	4	106	0	0	0	151
Total AMP Group #14	43	0	0	9	0	52	6	126	0	0	0	184
Total General Occupancy	198	15	0	39	0	252	41	942	0	6	0	1,241
Mixed Population												
3 Ribicoff Cottage (04-14)	1	1	0	0	0	2	3	33	0	1	0	39
Ribicoff Extension (04-24)	4	0	0	0	0	4	8	47	0	0	0	59
Total AMP Group #3	5	1	0	0	0	6	11	80	0	1	0	98
7 George Crawford Manor (04-12)	9	0	0	4	0	13	12	50	0	0	0	75
William T. Rowe (04-31)	6	0	0	2	0	8	6	85	0	2	0	101
Total AMP Group #7	15	0	0	6	0	21	18	135	0	2	0	176
8 Charles T. McQueeney (04-28)	17	3	0	1	0	21	21	72	0	0	0	114
9 Robert T. Wolfe (04-16)	16	1	0	0	0	17	16	52	1	0	0	86
Valentina Macri Court (04-26)	6	0	1	0	0	7	2	4	0	0	0	13
Winslow Celentano (04-11)	7	3	0	1	0	11	8	22	1	0	0	42
Total AMP Group #9	29	4	1	1	0	35	26	78	2	0	0	141
11 Fairmont Heights (04-40)	11	0	0	0	0	11	31	44	0	0	0	86
Ruoppolo Manor (04-22)	20	1	0	2	0	23	18	56	1	0	0	98
Total AMP Group #11	31	1	0	2	0	34	49	100	1	0	0	184
Total Mixed Population	97	9	1	10	0	117	125	465	3	3	0	713
Elderly Designated												
6 Constance B. Motley (04-18)	1	0	0	0	0	1	5	37	0	0	0	43
Katherine Harvey Terrace (04-8)	4	0	0	0	0	4	2	11	0	0	0	17
Newhall Gardens (04-9)	0	0	0	0	0	0	2	27	0	0	0	29
Prescott Bush (04-10)	1	1	0	0	0	2	1	41	0	0	0	44
Total Elderly Designated	6	1	0	0	0	7	10	116	0	0	0	133
HANH Total	301	25	1	49	0	376	176	1,523	3	9	0	2,087

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity 2002 Final (Sheet 1)

Race and Ethnicity of HANH Public Housing Households (Percent) (Oct 2002)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	5%	0%	0%	2%	0%	7%	4%	88%	0%	0%	0%	139
2 Brookside (04-36)	3%	3%	0%	2%	0%	8%	1%	90%	0%	1%	0%	148
4 McConaughy Terrace (04-35)	5%	0%	0%	2%	0%	7%	4%	90%	0%	0%	0%	184
5 County & Henry Streets (04-15)												0
Valley Townhouses (04-29)	8%	3%	0%	0%	0%	11%	0%	89%	0%	0%	0%	38
Waverly Townhouses (04-30)	19%	0%	0%	4%	0%	23%	2%	74%	0%	0%	0%	47
Total AMP Group #5	14%	1%	0%	2%	0%	18%	1%	81%	0%	0%	0%	85
10 Farnam Courts (04-4)	21%	2%	0%	3%	0%	27%	3%	70%	0%	0%	0%	217
12 Quinmpiac Terrace (04-3)	23%	1%	0%	7%	0%	32%	3%	63%	0%	2%	0%	166
13 Eastview Terrace (04-34)	32%	2%	0%	0%	0%	34%	6%	59%	0%	1%	0%	118
14 Essex (04-23)	24%	0%	0%	9%	0%	33%	6%	61%	0%	0%	0%	33
Scattered Sites (04-44 to 04-64)	23%	0%	0%	4%	0%	27%	3%	70%	0%	0%	0%	151
Total AMP Group #14	23%	0%	0%	5%	0%	28%	3%	68%	0%	0%	0%	184
Total General Occupancy	16%	1%	0%	3%	0%	20%	3%	76%	0%	0%	0%	1,241
Mixed Population												
3 Ribicoff Cottage (04-14)	3%	3%	0%	0%	0%	5%	8%	85%	0%	3%	0%	39
Ribicoff Extension (04-24)	7%	0%	0%	0%	0%	7%	14%	80%	0%	0%	0%	59
Total AMP Group #3	5%	1%	0%	0%	0%	6%	11%	82%	0%	1%	0%	98
7 George Crawford Manor (04-12)	12%	0%	0%	5%	0%	17%	16%	67%	0%	0%	0%	75
William T. Rowe (04-31)	6%	0%	0%	2%	0%	8%	6%	84%	0%	2%	0%	101
Total AMP Group #7	9%	0%	0%	3%	0%	12%	10%	77%	0%	1%	0%	176
8 Charles T. McQueency (04-28)	15%	3%	0%	1%	0%	18%	18%	63%	0%	0%	0%	114
9 Robert T. Wolfe (04-16)	19%	1%	0%	0%	0%	20%	19%	60%	1%	0%	0%	86
Valentina Macri Court (04-26)	46%	0%	8%	0%	0%	54%	15%	31%	0%	0%	0%	13
Winslow Celentano (04-11)	17%	7%	0%	2%	0%	26%	19%	52%	2%	0%	0%	42
Total AMP Group #9	21%	3%	1%	1%	0%	25%	18%	55%	1%	0%	0%	141
11 Fairmont Heights (04-40)	13%	0%	0%	0%	0%	13%	36%	51%	0%	0%	0%	86
Ruoppolo Manor (04-22)	20%	1%	0%	2%	0%	23%	18%	57%	1%	0%	0%	98
Total AMP Group #11	17%	1%	0%	1%	0%	18%	27%	54%	1%	0%	0%	184
Total Mixed Population	14%	1%	0%	1%	0%	16%	18%	65%	0%	0%	0%	713
Elderly Designated												
6 Constance B. Motley (04-18)	2%	0%	0%	0%	0%	2%	12%	86%	0%	0%	0%	43
Katherine Harvey Terrace (04-8)	24%	0%	0%	0%	0%	24%	12%	65%	0%	0%	0%	17
Newhall Gardens (04-9)	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	29
Prescott Bush (04-10)	2%	2%	0%	0%	0%	5%	2%	93%	0%	0%	0%	44
Total Elderly Designated	5%	1%	0%	0%	0%	5%	8%	87%	0%	0%	0%	133
HANH Total	14%	1%	0%	2%	0%	18%	8%	73%	0%	0%	0%	2,087

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity 2002 Final (Sheet 2)

Race and Ethnicity of HANH Public Housing Households (June 2, 2006)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	9	0	0	2	0	11	7	107	0	0	0	125
2 Brookside (04-36)	0	0	0	1	0	1	0	47	0	0	0	48
4 McConaughy Terrace (04-35)	13	1	0	2	0	16	6	151	0	0	0	173
5 County & Henry Streets (04-15)	0	0	0	0	0	0	0	1	0	0	0	1
Valley Townhouses (04-29)	6	0	0	0	0	6	0	32	0	0	0	38
Waverly Townhouses (04-30)	8	0	0	1	0	9	1	39	0	0	0	49
Total AMP Group #5	14	0	0	1	0	15	1	72	0	0	0	88
10 Farnam Courts (04-4)	50	5	0	4	0	59	14	133	0	1	0	207
12 Quinpiac Terrace (04-3)	6	2	0	3	0	11	0	26	0	1	0	38
13 Eastview Terrace (04-34)	0	0	0	0	0	0	0	0	0	0	0	0
14 Essex (04-23)	11	0	0	2	0	13	3	14	0	0	0	30
Scattered Sites (04-44 to 04-64)	32	0	0	4	0	36	2	108	0	0	0	146
Total AMP Group #14	43	0	0	6	0	49	5	122	0	0	0	176
Total General Occupancy	135	8	0	19	0	162	33	658	0	2	0	855
Mixed Population												
3 Ribicoff Cottage (04-14)	0	0	0	0	0	0	1	32	0	1	0	34
Ribicoff Extension (04-24)	4	0	0	0	0	4	1	46	0	0	0	51
Total AMP Group #3	4	0	0	0	0	4	2	78	0	1	0	85
7 George Crawford Manor (04-12)	10	0	0	1	0	11	18	67	0	0	0	96
William T. Rowe (04-31)	3	0	0	1	0	4	6	57	0	2	0	69
Total AMP Group #7	13	0	0	2	0	15	24	124	0	2	0	165
8 Charles T. McQueeney (04-28)	29	3	0	0	0	32	23	70	0	0	0	125
9 Robert T. Wolfe (04-16)	22	1	0	0	0	23	7	44	0	0	0	74
Valentina Macri Court (04-26)	7	0	1	0	0	8	1	4	0	0	0	13
Winslow Celentano (04-11)	6	3	0	1	0	10	11	28	1	0	0	50
Total AMP Group #9	35	4	1	1	0	41	19	76	1	0	0	137
11 Fairmont Heights (04-40)	7	0	0	0	0	7	24	51	0	0	0	82
Ruoppolo Manor (04-22)	15	3	0	1	0	19	17	60	0	0	0	96
Total AMP Group #11	22	3	0	1	0	26	41	111	0	0	0	178
Total Mixed Population	103	10	1	4	0	118	109	459	1	3	0	690
Elderly Designated												
6 Constance B. Motley (04-18)	3	0	0	0	0	3	8	31	0	0	0	42
Katherine Harvey Terrace (04-8)												0
Newhall Gardens (04-9)												0
Prescott Bush (04-10)												0
Total Elderly Designated	3	0	0	0	0	3	8	31	0	0	0	42
HANH Total	241	18	1	23	0	283	150	1,148	1	5	0	1,587

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity 2006 Final (Sheet 1)

Race and Ethnicity of HANH Public Housing Households (Percent) (June 2, 2006)

AMP & Development Name	Hispanic *						Non-Hispanic *					Total
	1W	2B	3AI	4As	5NH	Total	1W	2B	3AI	4As	5NH	
General Occupancy												
1 Westville Manor (04-37)	7%	0%	0%	2%	0%	9%	6%	86%	0%	0%	0%	125
2 Brookside (04-36)	0%	0%	0%	2%	0%	2%	0%	98%	0%	0%	0%	48
4 McConaughy Terrace (04-35)	8%	1%	0%	1%	0%	9%	3%	87%	0%	0%	0%	173
5 County & Henry Streets (04-15)	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	1
Valley Townhouses (04-29)	16%	0%	0%	0%	0%	16%	0%	84%	0%	0%	0%	38
Waverly Townhouses (04-30)	16%	0%	0%	2%	0%	18%	2%	80%	0%	0%	0%	49
Total AMP Group #5	16%	0%	0%	1%	0%	17%	1%	82%	0%	0%	0%	88
10 Farnam Courts (04-4)	24%	2%	0%	2%	0%	29%	7%	64%	0%	0%	0%	207
12 Quinnipiac Terrace (04-3)	16%	5%	0%	8%	0%	29%	0%	68%	0%	3%	0%	38
13 Eastview Terrace (04-34)												0
14 Essex (04-23)	37%	0%	0%	7%	0%	43%	10%	47%	0%	0%	0%	30
Scattered Sites (04-44 to 04-64)	22%	0%	0%	3%	0%	25%	1%	74%	0%	0%	0%	146
Total AMP Group #14	24%	0%	0%	3%	0%	28%	3%	69%	0%	0%	0%	176
Total General Occupancy	16%	1%	0%	2%	0%	19%	4%	77%	0%	0%	0%	855
Mixed Population												
3 Ribicoff Cottage (04-14)	0%	0%	0%	0%	0%	0%	3%	94%	0%	3%	0%	34
Ribicoff Extension (04-24)	8%	0%	0%	0%	0%	8%	2%	90%	0%	0%	0%	51
Total AMP Group #3	5%	0%	0%	0%	0%	5%	2%	92%	0%	1%	0%	85
7 George Crawford Manor (04-12)	10%	0%	0%	1%	0%	11%	19%	70%	0%	0%	0%	96
William T. Rowe (04-31)	4%	0%	0%	1%	0%	6%	9%	83%	0%	3%	0%	69
Total AMP Group #7	8%	0%	0%	1%	0%	9%	15%	75%	0%	1%	0%	165
8 Charles T. McQueeney (04-28)	23%	2%	0%	0%	0%	26%	18%	56%	0%	0%	0%	125
9 Robert T. Wolfe (04-16)	30%	1%	0%	0%	0%	31%	9%	59%	0%	0%	0%	74
Valentina Macri Court (04-26)	54%	0%	8%	0%	0%	62%	8%	31%	0%	0%	0%	13
Winstow Celentano (04-11)	12%	6%	0%	2%	0%	20%	22%	56%	2%	0%	0%	50
Total AMP Group #9	26%	3%	1%	1%	0%	30%	14%	55%	1%	0%	0%	137
11 Fairmont Heights (04-40)	9%	0%	0%	0%	0%	9%	29%	62%	0%	0%	0%	82
Ruoppolo Manor (04-22)	16%	3%	0%	1%	0%	20%	18%	63%	0%	0%	0%	96
Total AMP Group #11	12%	2%	0%	1%	0%	15%	23%	62%	0%	0%	0%	178
Total Mixed Population	15%	1%	0%	1%	0%	17%	16%	67%	0%	0%	0%	690
Elderly Designated												
6 Constance B. Motley (04-18)	7%	0%	0%	0%	0%	7%	19%	74%	0%	0%	0%	42
Katherine Harvey Terrace (04-8)												0
Newhall Gardens (04-9)												0
Prescott Bush (04-10)												0
Total Elderly Designated	7%	0%	0%	0%	0%	7%	19%	74%	0%	0%	0%	42
HANH Total	15%	1%	0%	1%	0%	18%	9%	72%	0%	0%	0%	1,587

* Race Categories: 1W = White; 2B = Black/African American; 3AI = American Indian/Alaska Native; 4As = Asian; 5NH = Native Hawaiian/Other Pacific Islander

File: Race and Ethnicity 2006 Final (Sheet 2)

11. Occupancy Policies: Section 8 (HCV) Program

HANH's policies for admission and occupancy in its Section 8 (HCV) program are provided in HANH's Administrative Plan. HANH's Administrative Plan is available to the public upon request at HANH's main office at 360 Orange Street. The following is a general statement of policies that are generally reported in PHA Annual Plans.

A. Waiting List Policies

HANH maintains the following waiting lists for its Section 8 (HCV) program:

1. **Tenant-Based Assistance:** HANH maintains a single waiting list for all applicants for tenant-based voucher assistance. HANH's tenant-based Section 8 (HCV) waiting list was open for new applications during April 2005. Through a lottery process, HANH selected 1,000 pre-applications received for placement on this waiting list. HANH's tenant-based Section 8 (HCV) waiting list is presently closed and is not expected to open for new applications during FY 2007.
2. **Project-Based Assistance:** HANH currently maintains a single waiting list for project-based assistance. With the October 2005 final rule for project-based voucher assistance, HANH anticipates that we will modify our project-based Section 8 (HCV) waiting lists to provide site-based waiting lists for the various housing programs assisted with project-based assistance, namely supportive housing programs.
3. **SROs:** HANH maintains a waiting list for 80 SRO units, located at 52 Howe Street, that receive Section 8 (HCV) assistance.

B. Preferences for Admissions

HANH's Administrative Plan includes a "singles preference" that provides preference for elderly families and disabled families to receive preference before single-person households composed of persons who are not elderly nor disabled.

In addition, HANH's project-based voucher policies include a system a preferences related to admission to supportive housing programs, for the purpose of targeting appropriate supportive service programs to persons with disabilities who wish to receive those services. With the October 2005 final rule for project-based voucher assistance, HANH anticipates that we will revise our waiting list and preference policies to provide site-based waiting lists for each supportive housing program, thereby eliminating the use of any preferences for our project-based voucher programs.

C. Other Policies Governing Eligibility, Selection, & Admissions

Verification of Eligibility: HANH performs only limited verification of eligibility at the time of pre-application. Full verification of eligibility and screening is conducted when an applicant has approached the top of a waiting list and are likely to receive a voucher within the next 3 months.

D. Rent Policies

Income-Based Rent: Section 8 (HCV)-assisted families are expected to contribute 30% of their total monthly household income (after deductions) toward rent and other housing costs, including tenant-paid utilities.

Minimum Rent: The minimum rent for HANH's Section 8 (HCV) program is \$25 per month. HANH's policies provide for a hardship exemption from this minimum rent.

E. Payment Standards

Payment standards establish the maximum gross rent amount (including contract rent to landlord plus any tenant-paid utilities) that is payable under HANH's Section 8 (HCV) program. Each PHA's payment standards are based upon HUD-determined Fair Market Rents for the area, which are revised annually. HUD regulations permit PHAs to establish payment standards between 90% and 110% of the Fair Market Rents. HANH's MTW Agreement permits extra flexibility, to provide incentives to landlords, up to 120% of the Fair Market Rents. HANH notes that the payment standards represent a "ceiling" or a maximum amount, while all Section 8 (HCV) rents are subject to rent reasonableness requirements.

HANH has HUD approval for exception rents exceeding 110%, in specific neighborhoods in order to increase family choice to access housing opportunities in these neighborhoods where rents may be higher than usual. During FYs 2006 and 2007, HANH is implementing an aggressive program to expand housing opportunities for Section 8 (HCV) families in neighborhoods with low poverty concentration, including suburban neighborhoods in the communities surrounding New Haven. HANH intends to request exception rents for these neighborhoods in order to increase family choice to access housing opportunities in these low-poverty neighborhoods that typically have higher rents. In addition, HANH intends to consider payment standards up to 120% of FMR for project-based Section 8-assisted units in HANH redevelopment and major modernization projects.

F. Income Targeting

HUD's income targeting regulations require that at least 75% of new admissions to the Section 8 (HCV) program must be extremely low income families, i.e., families who incomes are less than 30% of the area median income. Housing authorities may be

required to undertake affirmative measures to ensure that they comply with HUD's income targeting requirements

The table below provides the income levels of current Section 8 (HCV) families and applicants.

Income Levels of Section 8 (HCV) Assisted Families and Applicants

	< 30%	30-50%	50-80%	> 80%	Total
Current Assisted Families	74%	20%	5%	0%	3,278
Applicants	94%	5%	1%	0%	1,333

As this table indicates, 74% of current Section 8 (HCV) families are extremely low income. More relevant to the income targeting requirements, 94% of Section 8 (HCV) applicants are extremely low income.

Given the large proportion of extremely low income applicants, HANH's existing program procedures will already satisfy HUD's income targeting requirements, with more than 75% of new admissions being extremely low income families, without HANH taking any special measures to ensure that our limited affordable housing assistance is channeled to families with the greatest need.

G. Deconcentration of Poverty

It is HANH's aim that its Section 8 (HCV) program shall further the statutory goals of deconcentrating poverty. HANH has established written policies in its Administrative Plan for the Section 8 (HCV) program to implement our goals for deconcentrating poverty, including the following:

- HANH strategies for expanding housing opportunities for Section 8 (HCV) families, described in Section 13.D, "Expanding Housing Opportunities," at page 108.
- HANH site and neighborhood standards for project-based Section 8 (HCV) program, which is discussed in Section 13.E, "Section 8 Project-Based Voucher Initiatives," at page 109.

H. Compliance with the Fair Housing Act

All HANH policies for its Section 8 (HCV) program must comply with the Fair Housing Act and other nondiscrimination policies under the Civil Rights laws and other regulations and requirements providing protections against discrimination.

HANH's Administrative Plan for the Section 8 (HCV) program includes HANH's policy commitment to the protections of the Fair Housing Act and other nondiscrimination

policies of the Civil Rights laws and other regulations and requirements providing protection against discrimination.

In accordance with these statutory requirements and HANH policies, HANH will not impose any specific income or racial quotas for any HANH housing development or developments, regardless of deconcentration policies or other policies. HANH will not assign persons to a particular section of the community, or to a particular development, building, or any other unit assignment, based on the race, color, ethnicity, religion, sex, disability, familial status, or national origin for purposes of segregating populations.

I. HANH's Efforts to Affirmatively Further Fair Housing

Statutory and regulatory requirements require HANH to undertake specific measures to affirmatively further fair housing goals. HANH policies that govern eligibility, selection, and admissions should be designed to reduce racial and national origin concentrations. In the administration of its housing programs, HANH must take affirmative steps to overcome the effects of conditions that historically resulted in limited participation because of their race, ethnicity, national origin, disability, or other protected status.

The following are HANH's actions to affirmatively further fair housing goals:

- Any waiting list opening is published in minority newspapers serving the New Haven area, as well as the newspaper of general circulation in our community.
- Any waiting list opening is broadly noticed to area service providers, including agencies and organizations that serve minority populations and persons with disabilities.
- In particular, time-limited waiting list openings are conducted in cooperation with area service providers, to ensure that minority populations, including persons with disabilities, have effective access. For example, when HANH opened its Section 8 (HCV) tenant-based waiting list for the one-month period of April 2005, HANH coordinated with area service providers to distribute pre-applications.
- HANH holds a monthly meeting—the Continuum for Success—which includes HANH staff and community service providers, including agencies, organizations, and advocates that serve minority populations and persons with disabilities, for the purpose of developing common strategies for more effectively serving minority populations, including persons with disabilities.
- HANH has made significant commitments to the development of supportive housing for persons with disabilities in the community, including the commitment of 182 vouchers for project-based assistance to supportive housing programs.

HANH's efforts to affirmatively further fair housing are conducted in cooperation with the City of New Haven, which shares the commitment to affirmatively further fair housing. HANH and the City work together to examine existing programs, to identify impediments to fair housing choice, and to develop and implement initiatives to address these impediments.

12. Management Information: Public Housing Program

HANH owns and manages 2,542 public housing units located in roughly two dozen housing developments and scattered sites citywide. This Section describes HANH's management and maintenance of its public housing program, including major challenges, key policies, and HANH's objectives for FY 2007.

A. Implementation of Project-Based Management

Throughout the past several years, HANH has implemented and refined changes in our property management, including site-based management and maintenance, and site-based budgeting. The aim of project-based management is to decentralize staff and operations that are key to effective property management and maintenance so that Property Managers having control over their own budgets, their own staff and contracts, and the resources they need to provide effective service for the buildings for which they are responsible. During FY 2006 and FY 2007, HANH is making significant organizational changes to implement the project-based management model required by HUD in its recent Rule for LIPH Operating Subsidy and related HUD guidance, including the following changes summarized below.

Redefinition of Public Housing Developments: Under previous regulations, HUD and HANH defined an individual public housing "development" based on the time its housing units came on-line for occupancy. Thus, for example, Valentina Macri Court, a small development with 17 total units, is treated as a single "development" comparable to Farnam Courts with 240 units. Under HUD's project-based management model, PHAs are permitted to redefine their public housing developments into groupings that make sense for property management, budgeting, and reporting purposes. HANH has redefined its public housing portfolio into 14 AMP groups. (A 15th AMP group includes all Monterey Place housing.) To guide HANH's project-based management planning, the data provided throughout this MTW Annual Plan is organized according to these AMP groups. HANH notes that our new AMP groups are subject to revision and refinement as HANH continues to implement its project-based management strategies.

Reorganization of Property Management: Under HANH's former organizational structure, HANH management of its public housing portfolio was organized into 3 Asset Management districts, each responsible for 600-800 units. HANH is in the process of reorganizing its property management into 6 property management areas, each including between 200 and 300 units. Each property management area will have on-site management offices and will be staffed with a Property Manager, administrative staff, a Maintenance Foreman, and a crew of maintenance staff.

Continued Reorganization of HANH in Accord with Project-Based Management: Throughout FY 2007 and subsequent years, HANH will continue to refine its project-based management model. The primary purpose is to increase accountability of project-

based management, and to ensure that Property Managers have effective control over functions that are critical to property management. In particular, many functions that are presently centralized may be reorganized for greater local control by project-based Property Managers. Future reorganization may include project-based management of such functions as work order administration, maintenance of tenant files, recertifications, inventory, marketing and leasing, and procurement. HANH's reorganization plans will necessarily balance the benefits of decentralized operations against the efficiencies and audit control advantages of centralized services.

HANH will continue to implement and refine its project-based management strategies throughout FY 2007 and the subsequent years of HANH's MTW term. HANH's project-based management strategies will affect not only the property management and maintenance policies described in this Section but, also, all program operations relevant to the public housing program described throughout this MTW Annual Plan and, particularly, HANH's capital plans and asset management decision-making.

B. Private Management of Certain Properties

A number of HANH properties are presently managed by private management companies. As HANH conducts mixed finance redevelopment activities, additional public housing properties may be managed by private management companies if necessary for the mixed finance financing and operations plans.

Monterey Place: HANH's Monterey Place development, a HOPE VI Revitalization project, is managed by The Beacon Company (BCJ). BCJ conducts all property management and maintenance functions for this development, including applications and admissions, recertifications, legal and summary process functions, etc.

Quinnipiac Terrace: Quinnipiac Terrace, a HOPE VI Revitalization project in progress, is managed by Winn Management. Winn Management conducts all property management and maintenance functions for this development, including applications and admissions, recertifications, legal and summary process functions, etc.

Scattered Site Public Housing: HANH's scattered site public housing developments are managed by DeMarco Management Company. DeMarco conducts all property management and maintenance functions for this development, including recertifications, legal and summary process functions, etc. Admission to scattered site units is limited to internal transfers of current HANH public housing units, with a preference for families who are participants in HANH's Family Self-Sufficiency Program.

As part of HANH's implementation of project-based management, HANH has grouped all of its scattered site units into a single AMP group #14, which also includes Essex Townhouses, a small General Occupancy development with 35 units, because of its proximity to many scattered site units. As HANH continues to refine its project-based management model, HANH may incorporate other small developments into this scattered site AMP group #14 where this makes sense for management purposes.

C. Current Vacancy Rates

HANH's public housing inventory currently includes 2,542 total units. Several HANH developments, representing more than a third of HANH's public housing units, are currently off-line for new residents, due to current or planned redevelopment or major modernization projects. As a result, HANH's total public housing portfolio has a vacancy rate of 36%. When off-line developments are excluded, HANH's routine vacancy rate is 12%.

The following table provides a summary of the current vacancy rates in HANH's public housing developments. A detailed table, with vacancy rates for each development, is provided later in this Section at page 96. These detailed table also includes counts of merged and nondwelling units, which are not itemized in the simple summary table below, but which are relevant to vacancy rate calculations.

Vacancy Rates in HANH Public Housing (June 2, 2006)

Housing Type	HANH Total			Offline Vacant	Online/Routine	
	Units	Vacant	V Rate		Vacant	V Rate
General Occupancy	1,416	540	39%	452	88	10%
Mixed Population	944	213	24%	102	111	15%
Elderly Designated	182	122	74%	119	3	7%
HANH Total	2,542	875	36%	673	202	12%

As the above table indicates, HANH has 875 total vacant units. This represents a total vacancy rate (in the column labeled "V Rate") of 36%.

Of the 875 total vacant units, the majority (673) are vacant units in developments that are off-line for new occupants, due to current or planned redevelopment or major modernization. These off-line developments may still have some occupant families, as relocation and construction may be scheduled to occur in phases. However, due to redevelopment plans, HANH does not move new families into these off-line developments. Therefore, when a unit becomes vacant, it will remain vacant until the construction work is complete and the development is again on-line for occupancy. The following table describes the location of the 673 off-line vacant units.

Vacant Units Off-Line for Redevelopment or Modernization

Vacant Units	Development Planned for Redevelopment or Modernization
246	Brookside (295 total units, with 48 occupied & 1 nondwelling)
4	County & Henry St (#4-15) units undergoing modernization
60	Quinnipiac Terrace (101 total units: 38 occupied & 3 nondwelling)
142	Eastview Terrace (142 total units, all vacant)
102	WT Rowe (176 total units: 69 occupied, 3 merged, 2 nondwelling)
23	Katharine Harvey Terrace (23 total units, all vacant)
36	Newhall Gardens (36 total units, all vacant)
60	Prescott Bush Mall (60 total units, all vacant)
673	Total Vacancies in Off-Line Developments

HANH’s vacant units also include 202 routine vacancies in developments that are on-line and open for new admissions. This represents a routine vacancy rate of 12%. The routine vacancy rate is higher for HANH’s Mixed Population developments (15%) than for General Occupancy developments (10%).

D. Projected Vacancy Rates for the End of FY 2007

HANH’s aim is to achieve a 5% vacancy rate. During the next several years, while we have more than a third of our public housing units under redevelopment or major modernization plans—and recognizing that construction projects take several years--HANH’s vacancy rate will continue to be high.

However, at the same time that we are pursuing these redevelopment and major modernization projects, HANH aims to reduce the routine vacancy rates in other developments. For FY 2007, HANH’s objective is to reduce our routine vacancy rate by 25%, from its current 12% to a 9% routine vacancy rate. For several individual developments, HANH intends to achieve a 5% routine vacancy rate during FY 2007.

Attached at page 97 is a detailed table that provides projected vacancy rates for each public housing development, as estimated for the end of FY 2007 (September 30, 2007). As this detailed table indicates, HANH projects that, at the end of FY 2007, we will have 2,362 total public housing units. These include 57 merged units and 36 nondwelling units, resulting in 2,269 units available for occupancy. Of these, HANH projects occupancy of 1,676 households, and 593 vacant units, for a total vacancy rate of 26%.

The following table provides a summary of the projected vacancy rates in HANH’s public housing developments.

Projected Vacancy Rates in HANH Public Housing for September 30, 2007

Housing Type	HANH Total			Offline Vacant	Online/Routine	
	Units	Vacant	V Rate		Vacant	V Rate
General Occupancy	1,236	326	27%	277	49	5%
Mixed Population	944	203	22%	106	97	13%
Elderly Designated	182	64	40%	60	4	5%
HANH Total	2,362	593	26%	443	150	9%

As this table indicates, HANH projects that, at the end of the fiscal year (September 30, 2007), we will have 593 total vacant units, for a total vacancy rate of 26%. Of the 593 total vacant units, HANH projects that 443 of these vacant units will be in off-line developments.

In developments that are on-line, HANH projects 150 total vacancies, which represents a 9% routine vacancy rate. The routine vacancy rate ranges from 5% in some housing types, to 13% for Mixed Population housing, and varies development by development, as detailed in the table attached at page 97.

The following is an explanation of HANH's projections for fiscal year-end vacancy rates.

Change in Total Unit Count: As of June 2006, HANH currently has 2,542 total units. HANH projects that, at the end of FY 2007, HANH will have 2,362 total units, a loss of 180 units. The projection accounts for loss of units due to FY 2007 demolition for redevelopment and major modernization plans, and also, happily, newly constructed units, as explained below:

Projected Change in HANH Unit Count for FY 2007

Total Units Change	Explanation & Development
- 118	Brookside units demolished
- 101	Quinnipiac Terrace units demolished
- 42	Eastview Terrace units demolished
+ 81	Quinnipiac Terrace new units constructed
- 180	Net Reduction in Units

Change in Number of Off-Line Units: HANH's projected vacancy rates for the end of FY 2007 estimate 443 total vacant units in off-line developments. The FY 2007 projections and changes in the number of off-line vacant units are summarized below.

Current and Projected Off-Line Vacancies

FY 2007 Status	Development	6/2006	9/2007	Change
Units Returning On-Line	Katharine Harvey	23	0	- 23
	Newhall Gardens	36	0	- 36
	County & Henry St (#4-15)	4	0	- 4
Units Remaining Off-Line	Brookside	246	177	-69
	Quinnipiac Terrace	60	0	-60
	Eastview Terrace	142	100	- 42
	Prescott Bush Mall	60	60	0
	William T. Rowe	102	106	+ 4
Total		673	443	- 230

The projection for FY 2007 off-line vacant units includes a reduction of 63 units in developments that are presently undergoing modernization that will be completed, with units returning on-line for occupancy, by the end of FY 2007. This includes 23 units at Katharine Harvey Terrace, 36 units at Newhall Gardens, and 4 units at Development #4-15 County & Henry Streets.

The projected number of 443 off-line vacant units are in developments that will remain off-line through FY 2007 due to HANH's plans for redevelopment or modernization. These include:

- Brookside: As of June 2006, this development has 295 units: 49 occupied, and 246 vacant off-line units. During FY 2007, HANH plans relocation of the remaining households, which will leave all 295 units vacant. By the end of FY 2007, HANH will demolish 118 units, leaving 177 off-line vacancies.
- Quinnipiac Terrace: After previous HOPE VI demolition, Quinnipiac Terrace presently has 101 units: 41 occupied, and 60 vacant off-line units. During FY 2007, in this phase of HOPE VI Revitalization, the remaining families will be relocated, and all remaining units demolished, resulting in 0 off-line vacant units.
- Eastview Terrace: Eastview Terrace presently has 142 total units, all of which are vacant in preparation for major modernization. HANH's present modernization plan includes selective demolition of 42 units, leaving 100 vacant off-line units. As HANH finalizes its modernization plan for Eastview Terrace, this may include demolition of additional buildings, which would reduce the number of units and the number of off-line vacancies.
- Prescott Bush Mall: All residents of Prescott Bush Mall have been relocated in preparation for this development's major modernization. All 60 units are currently vacant and off-line, and are projected to remain vacant and off-line during FY 2007.
- William T. Rowe: Rowe has 176 total units: 3 merged, 71 occupied, and 102 vacant off-line units. HANH's projection for FY 2007, while Rowe remains off-line for

asset management purposes, assumes attrition of 5-6%, resulting in a projection of 106 vacant off-line units at the end of FY 2007.

Continued Short-Term Vacancies for Capital Projects: HANH is planning capital improvements in several highrise developments that will require short-term relocation of current residents. For example, HANH intends to replace the single elevator in one building at Winslow-Celentano, which will require short-term relocation of many residents in that building. Similarly, HANH is planning to modernize kitchens and bathrooms of all units at Charles T. McQueeney Towers. HANH's aim is to maintain a certain level of vacancies in order to provide "swing space" short term relocation housing within the same development, as much as possible, in order to minimize the disruption to residents while their apartments are under construction. HANH's projections for FY 2007 have attempted to account for the need of maintaining a certain level of vacancies in our developments so that we may effectively plan for "swing space" short term housing for residents while their units are undergoing capital improvements.

Reduction of Routine Vacancies: HANH's aim for FY 2007 is to reduce its vacancy rate by 25% and, where possible, to reduce its routine vacancy rate to 5%, as reflected in the attached table at page 97. HANH's strategies for reducing its routine vacancy rate include the following:

- **Reinvigorating Weekly Vacancy Meetings:** During FY 2006, HANH has reinvigorated its weekly vacancy meetings, and HANH will continue to refine its vacancy turn-over strategies during FY 2007. HANH's current weekly vacancy meetings include HANH vacancy staff (responsible for preparing vacant units for occupancy), HANH's Service Center staff (responsible for making unit offers), Asset Management staff (responsible for unit showings and lease-ups), and other HANH staff (the Reasonable Accommodation Coordinator, the Relocation Coordinator). These weekly meetings assign and refine priorities for occupancy during the next 1-week to 3-month period. These meetings guide the priorities of vacancy staff, responsible for preparing vacant units for occupancy, and also guide the priorities of Service Center staff, responsible for making unit offers for occupancy of these units.
- **Preparation of Vacant Units:** During FY 2006, HANH established a vacancy prep team and procedures capable of turning over 10-12 vacancies per month. HANH has recognized that this rate of vacancy prep is not sufficient to meet our goals and is contracting for vacancy prep services to increase our capacity in order to meet our vacancy rate objectives. HANH has also solicited contractual services for severely damaged vacant units (such as fire units).
- **Monthly Performance Reviews:** HANH requires and reviews monthly performance reports of HANH staff's success in preparing vacant units, and HANH staff's success in leasing-up those units. HANH will adapt its procedures in response to these monthly reviews.

Current HANH Public Housing Occupancy and Vacancy (June 2, 2006)

AMP & Development Name	Total Units					Vacant		Offline	Routine	
	Total	Merged	NonD	Avail	Occ'd	#	%	#	#	%
General Occupancy										
1 Westville Manor (04-37)	151	0	2	149	125	24	16%	0	24	16%
2 Brookside (04-36)	295	0	1	294	48	246	84%	246	0	0%
4 McConaughy Terrace (04-35)	201	0	5	196	173	23	12%	0	23	12%
5 County & Henry Streets (04-15)	6	0	0	6	1	5	83%	4	1	50%
Valley Townhouses (04-29)	40	0	1	39	38	1	3%	0	1	3%
Waverly Townhouses (04-30)	52	0	3	49	49	0	0%	0	0	0%
Total AMP Group #5	98	0	4	94	88	6	6%	4	2	2%
10 Famam Courts (04-4)	240	0	4	236	207	29	12%	0	29	12%
12 Quinipiac Terrace (04-3)	101	0	3	98	38	60	61%	60	0	0%
Quinipiac Terrace Revitalization	0	0	0	0	0	0	0%	0	0	0%
Total AMP Group #12	101	0	3	98	38	60	61%	60	0	0%
13 Eastview Terrace (04-34)	142	0	0	142	0	142	100%	142	0	0%
14 Essex (04-23)	35	0	2	33	30	3	9%	0	3	9%
Scattered Sites (04-44 to 04-64)	153	0	0	153	146	7	5%	0	7	5%
Total AMP Group #14	188	0	2	186	176	10	5%	0	10	5%
Total General Occupancy	1,416	0	21	1,395	855	540	39%	452	88	10%
Mixed Population										
3 Ribicoff Cottage (04-14)	40	0	0	40	34	6	15%	0	6	15%
Ribicoff Extension (04-24)	80	20	1	59	51	8	14%	0	8	14%
Total AMP Group #3	120	20	1	99	85	14	14%	0	14	14%
7 George Crawford Manor (04-12)	109	0	2	107	96	11	10%	0	11	10%
William T. Rowe (04-31)	176	3	2	171	69	102	60%	102	0	0%
Total AMP Group #7	285	3	4	278	165	113	41%	102	11	10%
8 Charles T. McQueeney (04-28)	150	0	4	146	125	21	14%	0	21	14%
9 Robert T. Wolfe (04-16)	93	0	2	91	74	17	19%	0	17	19%
Valentina Macri Court (04-26)	17	0	1	16	13	3	19%	0	3	19%
Winslow Celentano (04-11)	65	0	2	63	50	13	21%	0	13	21%
Total AMP Group #9	175	0	5	170	137	33	19%	0	33	19%
11 Fairmont Heights (04-40)	98	0	1	97	82	15	15%	0	15	15%
Ruoppolo Manor (04-22)	116	0	3	113	96	17	15%	0	17	15%
Total AMP Group #11	214	0	4	210	178	32	15%	0	32	15%
Total Mixed Population	944	23	18	903	690	213	24%	102	111	15%
Elderly Designated										
6 Constance B. Motley (04-18)	63	18	0	45	42	3	7%	0	3	7%
Katherine Harvey Terrace (04-8)	23	0	0	23	0	23	100%	23	0	0%
Newhall Gardens (04-9)	36	0	0	36	0	36	100%	36	0	0%
Prescott Bush (04-10)	60	0	0	60	0	60	100%	60	0	0%
Total Elderly Designated	182	18	0	164	42	122	74%	119	3	7%
HANH Total	2,542	41	39	2,462	1,587	875	36%	673	202	12%

File: LIPH Occupancy and Vacancy (Sheet 1)

Projected HANH Public Housing Occupancy and Vacancy (September 30, 2007)

AMP & Development Name	Total Units					Vacant		Offline	Routine	
	Total	Merged	NonD	Avail	Occ'd	#	%	#	#	%
General Occupancy										
1 Westville Manor (04-37)	151	0	2	149	142	7	5%	0	7	5%
2 Brookside (04-36)	177	0	0	177	0	177	100%	177	0	0%
4 McConaughy Terrace (04-35)	201	0	5	196	186	10	5%	0	10	5%
5 County & Henry Streets (04-15)	6	0	0	6	6	0	5%	0	0	5%
Valley Townhouses (04-29)	40	0	1	39	37	2	5%	0	2	5%
Waverly Townhouses (04-30)	52	0	3	49	47	2	5%	0	2	5%
Total AMP Group #5	98	0	4	94	89	5	5%	0	5	5%
10 Famam Courts (04-4)	240	0	4	236	224	12	5%	0	12	5%
12 Quinmpiac Terrace (04-3)	0	0	0	0	0	0	0%	0	0	0%
Quinmpiac Terrace Revitalization	81	0	0	81	77	4	5%	0	4	5%
Total AMP Group #12	81	0	0	81	77	4	5%	0	4	5%
13 Eastview Terrace (04-34)	100	0	0	100	0	100	100%	100	0	0%
14 Essex (04-23)	35	0	2	33	29	4	11%	0	4	11%
Scattered Sites (04-44 to 04-64)	153	0	0	153	145	8	5%	0	8	5%
Total AMP Group #14	188	0	2	186	175	11	6%	0	11	6%
Total General Occupancy	1,236	0	17	1,219	893	326	27%	277	49	5%
Mixed Population										
3 Ribicoff Cottage (04-14)	40	0	0	40	38	2	5%	0	2	5%
Ribicoff Extension (04-24)	80	20	1	59	56	3	5%	0	3	5%
Total AMP Group #3	120	20	1	99	94	5	5%	0	5	5%
7 George Crawford Manor (04-12)	109	0	2	107	94	13	12%	0	13	12%
William T. Rowe (04-31)	176	3	2	171	65	106	62%	106	0	0%
Total AMP Group #7	285	3	4	278	159	119	43%	106	13	12%
8 Charles T. McQueeney (04-28)	150	0	4	146	123	23	16%	0	23	16%
9 Robert T. Wolfe (04-16)	93	0	2	91	86	5	5%	0	5	5%
Valentina Macri Court (04-26)	17	0	1	16	15	1	6%	0	1	6%
Winslow Celentano (04-11)	65	0	2	63	49	14	22%	0	14	22%
Total AMP Group #9	175	0	5	170	150	20	12%	0	20	12%
11 Fairmont Heights (04-40)	98	0	1	97	80	17	18%	0	17	18%
Ruoppolo Manor (04-22)	116	0	3	113	94	19	17%	0	19	17%
Total AMP Group #11	214	0	4	210	174	36	17%	0	36	17%
Total Mixed Population	944	23	18	903	700	203	22%	106	97	13%
Elderly Designated										
6 Constance B. Motley (04-18)	63	18	0	45	43	2	5%	0	2	5%
Katherine Harvey Terrace (04-8)	23	6	1	16	15	1	5%	0	1	5%
Newhall Gardens (04-9)	36	10	0	26	25	1	5%	0	1	5%
Prescott Bush (04-10)	60	0	0	60	0	60	100%	60	0	0%
Total Elderly Designated	182	34	1	147	83	64	44%	60	4	5%
HANH Total	2,362	57	36	2,269	1,676	593	26%	443	150	9%

File: LIPH Occupancy and Vacancy (Sheet 2)

E. Rent Collection

HANH's current rent collection rate is roughly 90% per month. HANH's objective for FY 2007 is to achieve a consistent 95% average rent collection rate each month. These current and projected rent collection rates are calculated as total rent collected as a percent of rent billed.

In previous Annual Plans, HANH had reported and projected rent collection rates calculated as total cash collected, which included non-rent amounts received such as late fees, legal fees, and maintenance fees. As a result, previous plans reported and projected higher rent collection rates that are not properly comparable to the rent collection rates and projections provided in this MTW Annual Plan for FY 2007.

During FY 2006, HANH established new written procedures for monitoring its rent collections. The following are HANH's strategies for achieving its goal of a 95% rent collection rate:

- Review rent rolls monthly to ensure accuracy and to correct errors before rent statements are mailed.
- HANH's efforts to address its back-log of recertifications may have a significant effect on rent collection rates.
- Issue pre-termination notices, timely and consistently each month, for residents who have a balance owed on the 10th of the month. Issue notices to quit, timely and consistently each month, for residents who have a balance owed by month end. HANH is considering revising its notices to tenants who have failed to pay rent into a single notice that combines the current pre-termination notice and notice to quit.
- Provide additional administrative support to HANH's legal department to more quickly address the large volume of calls and more effectively address problems or errors.
- Continue informal procedures for addressing nonpayment issues, including Private Conferences by Asset Management staff, informal conferences, and informal grievance hearings.
- Continue to press resident utilization of the Community Mediation rent bank, which provides resources for tenants who face a temporary set-back.
- Provide referrals to HANH's Resident Services staff of tenants whose involvement in HANH's legal and summary process reveal under-served service needs.
- Pursue nonpayment through Housing Court, with a priority of high balance households, while balancing the need to address other nonpayment households before they have a high balance.
- Continue to pursue court-approved stipulated agreements for payment. HANH does not enter into repayment agreements outside of the legal process.

F. Work Orders

HANH's goal is to timely address work orders in order to provide satisfactory service to our tenants. All emergency work orders should be abated within 24 hours. Work orders that are not emergency issues are handled according to the priority of the need. For non-emergency work orders, HANH's current average days to completion is 33 days.

HANH's goal throughout its MTW term has been to average a 15-day turn-around time for non-emergency work orders. Our work order turn-around outcomes have varied a good deal year to year. Some of this variation is purely administrative, it is due to the way HANH measures and reports time for completion. In addition, we have found that, in some cases, improvements in our property management and maintenance have resulted in *worse* outcomes for our average work order turn-around rates. For example, as HANH increasingly conducts preventive maintenance and routine inspections, this increases the volume of work orders generated. Furthermore, work orders generated by preventive maintenance and routine inspections may tend to have longer completion times because (unless they are emergencies) they will tend to be lower priority than tenant-requested work orders. Thus HANH's improved preventive maintenance and routine inspection procedures, which will result in improved maintenance and conditions of our buildings over the long-term, will have a negative impact on our work order turn-around rate.

G. Inspections

UPCS Inspections: HANH conducts UPCS inspections of 100% of units each year. These inspections include the entire housing stock, including vacant units and scattered site units. The inspections cover all five inspected areas covered by REAC: Dwelling Units, Common Areas, Site, Building Exteriors, and Building Systems. Any deficiencies identified through HANH's UPCS inspections generate work orders to correct the deficiency.

REAC & Preventive Maintenance Inspections: During FY 2006, HANH established a REAC team, a dedicated crew of maintenance staff charged with the responsibility of correcting deficiencies identified during HANH's inspections preparatory for REAC inspections. HANH's actions were very effective, as reflected in our 2006 REAC scores.

During FY 2007, HANH's REAC team will be transitioned to responsibility for routine inspections according to a new preventive maintenance plan. HANH's intent is to monitor and maintain the conditions of our properties as part of a proactive, routine preventive maintenance plan.

H. Security Issues

During FY 2006, HANH hired a new Chief of Security, John Prokop. Mr. Prokop made it his first and primary charge to undertake a thorough assessment of the security problems and needs in HANH's public housing communities, including the effectiveness

of current security measures already in place. Mr. Prokop's assessment builds upon the information and recommendations of prior administrations, for example, the report from Sparta Security Consultants, evaluating the security status of all HANH properties. At the same time, new and more current information may justify new strategies for most effectively addressing the security needs and problems in HANH's public housing developments.

In this MTW Annual Plan for FY 2007, HANH has provided a much more detailed statement of security needs and strategies than may be typical because of the recent transition to a new HANH Chief of Security and his commitment and actions to review and address the security needs in our community. HANH's assessment of its security needs and strategies is an ongoing challenge that may result in continued revisions of HANH's activities with the goal of most effectively and efficiently addressing security problems in HANH's public housing developments.

Security Issues in HANH Public Housing Developments

In HANH's General Occupancy developments, the primary security problems include the following:

- Street level narcotics sales are widespread in HANH's General Occupancy developments.
- The number of violent crimes in HANH's public housing developments is relatively small. However, even if small in number, these have an immeasurable cost to our families and our communities.
- One development, Farnam Courts, is particularly associated with a perception of criminal activity that discourages applicants and internal transfers from accepting unit offers in Farnam Courts.
- Vandalism and property damage crimes are significant problems, including graffiti, broken windows, illegal dumping of trash.
- Burglary and theft of personal property are significant problems.
- Breach of peace incidents between residents and/or guests are frequent, as are as police calls for domestic disputes. There are very frequent reports of incidents or disputes between parties with personal relationships (for example, residents who previously were friends).

In HANH's Mixed Population and Elderly developments, the primary security problems include the following:

- Breach of peace incidents between residents and/or guests are frequent. There are very frequent reports of incidents or disputes between parties with personal relationships (for example, residents who previously were friends).
- Inappropriate traffic and inappropriate activities by residents, guests, and unauthorized visitors in hallways, stairways, and common spaces creates significant security problems, ranging from vandalism and quality of life problems to illicit activities. In many cases, this is associated with drug use and hiring of prostitutes by

residents and guests, which, even when conducted in the privacy of one's apartment, brings inappropriate traffic into the building.

- Inappropriate behavior by residents and guests in common spaces affects residents' sense of security in their community.
- These security problems are particularly problematic in HANH's highrise developments, where residents must share significant common spaces.

In many cases, the security problems are attributed to persons who are not HANH residents. Nonetheless, there is a reason that nonresidents would come to HANH's developments to conduct their criminal activities: either HANH residents are consumers or beneficiaries of the illegal activity or, alternately, the nonresident troublemakers have some association with a HANH household. HANH's security strategies must work hand-in-hand with effective property management and lease enforcement.

Overview of HANH's Security Strategy: The Chief of Security's assessment of HANH's security needs has led HANH to reexamine its current and planned security strategies with the goal of most effectively and efficiently addressing security problems in HANH's public housing developments. HANH's strategies for addressing security issues in HANH's public housing developments are guided by the following general principles, resulting from the Chief of Security's assessment:

- Effective security in HANH public housing may be the most important commitment that HANH makes to its residents. With limited public housing operating funding, HANH must ensure that its investments in security measures are the most effective means for addressing security problems in HANH's public housing developments. Some traditional security measures are costly and have limited effectiveness.
- Security measures that rely on guard service or patrols are one tool, but have significant limitations. 24-hour coverage adequate to patrol every space in the whole geography is impossible. Because coverage is necessarily more limited, it may have limited effectiveness; it may shift criminal activity to a different place or time, but without necessarily reducing the security problems.
- Investments in security-related site improvements are a particularly effective and cost-effective measure for addressing security concerns. Effective site lighting, for example, may be the #1 deterrent for unwanted traffic and criminal activity in exterior spaces.
- There are preventive measures that HANH can take—such as fencing and gates—that will make it more difficult to access our properties and thereby encourage many persons to take their unwanted activities to the next block, to a site where there are fewer barriers to access. These measures do not reduce the sum total of criminal activities in the community as a whole; they merely move criminal activities from one location to another. However, they may reduce the concentration of criminal activities in HANH's public housing developments and, thereby, increase the security of HANH properties.

- Many security improvements may be effected through property management and maintenance activities. These include not only effective routine maintenance activities, such as repairing fences, but also security-driven property management and maintenance activities, such as periodic re-keying of apartments.
- Camera systems may have a valuable deterrent effect, but they have limitations and must be combined with other security measures. It is impossible to provide camera coverage of all public spaces. In addition, in most cases, cameras coverage will not provide help to stop or intervene in a security problem in progress, because 24-hour coverage of all cameras is not possible. The primary value of cameras is to move criminal activity away from certain spaces and, otherwise, to support criminal investigations and lease enforcement.
- Arrests and lease enforcement are the most important means for reducing criminal activity and other security problems in HANH developments. Effective coordination with and commitment by the New Haven Police Department is key.
- A large number of security problems and criminal activities in HANH's developments are associated with substance abuse problems, mental health problems, and other behavioral health disabilities of HANH residents. Critical tools for reducing security problems in HANH's developments include HANH's Resident Services staff, the availability of supportive services for persons with behavioral health disabilities, and the availability of other on-site resident services.
- Communication and involvement of residents is critical to addressing the security needs in HANH's developments. An effective security strategy depends upon residents communicating with HANH about unwanted activities in their developments. HANH cannot monitor every space 24 hours a day, nor can HANH monitor every camera 24 hours a day. HANH's security strategies must be designed to encourage effective communications by residents, and to provide an effective response to address the problem.
- Residents should be expected to assume a level of responsibility for ensuring against many security-related problems in their own developments (for example, not buzzing in persons who are not their guests). HANH needs to provide resources to empower residents to assume this responsibility.
- The security needs in HANH's developments are not limited to criminal activity or lease compliance problems. An effective security strategy should include the whole range of problems that may affect residents' health and safety or risk of injury (for example, sidewalks that have trip hazards, or construction activities that create risks of injury to residents).

Routine Security Procedures: The following are HANH's current routine procedures and actions that HANH undertakes, under its Chief of Security, to work with residents, the New Haven Police Department, and other relevant HANH staff to improve security, and to address security problems, in HANH developments:

- The Chief of Security has met with residents in every development, he has been present at multiple resident meetings in every development, he is known by first name by residents present at every meeting. He has worked to develop a relationship with residents in order to increase their comfort level in communicating with him about security issues.
- Effective communication by residents of security problems means an increased volume of calls. HANH wants to encourage this increased volume of calls about security problems. HANH has recently provided additional administrative support for the Chief of Security so that callers are not deterred by voice mail.
- Resident reports of security problems give HANH information that we can use to review camera footage, for security incidents that may have been recorded, and to follow up with staff or police presence to investigate and document continued activity.
- Building access in HANH's highrise developments: HANH has made certain security investments in its highrise developments because the structure of a highrise building allows HANH to control access to the building in a way that HANH cannot control access to other sites. All of HANH's highrise developments have electronic key card systems for residents to gain entry to the front door. All of HANH's highrise developments have intercom systems that permit visitors to notify residents of their presence at the building's front door. All of HANH highrise developments are served by the Building Attendant program, in which resident volunteers are responsible for monitoring access to the building. HANH currently provides guard service to supplement the Building Attendant program.
- Security Cameras: HANH has installed security cameras in all highrise developments. In addition, where feasible, the video of HANH's security cameras is available at the front desks at HANH highrise developments, so that Building Attendants or guards may notify the NHPD or Chief of Security if they witness security problems in progress. Full coverage of all security camera videos is not possible. The primary value of security cameras is their deterrent effect and their evidence in criminal investigation and lease enforcement activities.
- The Chief of Security holds routine meetings with the New Haven Police Department for purposes of sharing security-related information, and directing resources where they are most needed.
- The Chief of Security is involved in HANH capital planning meetings so the redevelopment and renovation efforts incorporate appropriate security measures and to provide guidance and expertise about security issues in our capital planning.
- The Chief of Security works closely with HANH property management staff, resident services staff, and legal staff. Our aim is to reduce security problems, where possible, through interventions that help families access needed social services. In addition, property management and maintenance may reduce security problems. For example,

trimming trees may improve a property's site lighting, which may deter criminal activity. In many cases, an effective security strategy requires lease enforcement actions, either eviction or court stipulated agreements, to address the problem.

Specific Activities for FY 2007: The following are some of the specific activities that HANH intends to undertake during FY 2007 to effectuate its plans to address the security problems in HANH's public housing developments.

- **Site Lighting:** HANH's Chief of Security has assessed the site lighting at every HANH public housing development, and HANH is making investments in site lighting as recommended. This includes not only site lighting within HANH's public housing developments but, also, lighting on city streets surrounding HANH developments. Ensuring effective site lighting may also require property management and maintenance activities, such as trimming overgrown trees that block existing lighting.
- **Gates and fencing:** HANH will make investments in gates and fencing where this is feasible. For large family properties, spread out over a large space, gates and fencing may not be feasible. However, for smaller properties and highrise developments, effective gates and fencing may significantly deter outsider traffic that brings security problems.
- **Control of the playground on Grand Avenue:** HANH's Farnam Court development has the benefit of a next-door city park with playground equipment. However, historically, this park space has been a source of security problems. It has been a key location for drug sales and other criminal activities. If you drive by the park, it would be populated by adult males, not by kids playing on the playground equipment. During FY 2006, HANH arranged management of this park. Our aim is to undertake site control (such as fencing and gates) and management of the park so that it is a benefit for Farnam Court's kids, rather than a security problem for the neighborhood.
- **Cameras in General Occupancy Developments:** During previous years, HANH has focused on camera security measures in its highrise developments because highrise buildings have more clearly defined common spaces. During FY 2006 and 2007, HANH is investing in effective camera and security strategies in our General Occupancy developments and other non-highrise developments.
- **Contracting for More Flexible Guard Services & Patrols:** In previous years, HANH's security strategies have included contracting for guard services and/or patrols by NHPD for coverage during specific times and at specific places. This may not be the most effective security strategy. During FY 2007, HANH's security strategy includes contracting for more flexible services of high quality, uniformed guard services and/or police services to address HANH's security needs, including internal investigations and undercover operations, and with a more flexible schedule providing for random patrols and services at times and places established according to HANH's security needs.

- **Monitoring Access in HANH's Highrises:** During the past several years, HANH has invested in developing a Building Attendant program in which resident volunteers monitor front-door access in HANH's high rise developments. HANH has attempted to expand the Building Attendant program to every highrise development. HANH has reached capacity, as we have engaged virtually every resident able and willing to perform functions as a Building Attendant. There are still significant gaps in coverage. HANH has contracted with a guard service to provide coverage during key hours at specific developments.
- **Resident Monitoring Access in HANH's Highrises:** Every HANH highrise is now equipped with an intercom system. For several years, HANH has considered an option that would allow HANH residents to view camera footage, through the cable TV system, to view the person buzzing them through the intercom system in order to determine whether the person is a wanted visitor. HANH has been negotiating with the cable company about providing this service, and we expect it to be available during FY-2007.
- **Commitments to Lease Enforcement, Especially Nuisance Evictions:** In previous years, in HANH's lease enforcement actions, HANH had focused on nonpayment cases, because nonpayment cases constitute the majority of HANH's summary process actions and, importantly, because nuisance cases have proven so difficult in Housing Court. During FY 2006, with new leadership in HANH's legal department, HANH made a commitment to pursuing summary process legal actions for "nuisance" activities—including criminal activities and other lease violations that affect the security and safety of other residents. Pursuing summary process legal actions for nuisance activities is much more complicated than simple nonpayment cases. However, HANH believes this is the correct priority, as nuisance activities have a significant impact on the security and quality of life of other HANH residents. HANH's commitment to pursuing nuisance evictions must be considered part of a long-term plan that requires on-going education of the court about the effects of nuisance behavior.

13. Management Information: Section 8 (HCV) Program

HANH's Section 8 (Housing Choice Voucher) program includes 4,520 total vouchers. Many of HANH's vouchers are committed to specific uses, as describes in Section 6, "Section 8 (HCV) Inventory," at page 35. This Section describes HANH's policies and procedures for effective management of its Section 8 (HCV) program.

A. HANH's SEMAP Corrective Action Plan & Related Issues

During FY 2006, HANH has made significant investments to improve management of its Section 8 (HCV) program, including addressing a large backlog of recertifications, correcting errors in our PIC submissions, and developing and implementing more effective procedures according to our SEMAP Corrective Action Plan, particularly quality control measures.

In its planning for FY 2007, HANH recognizes that the issues identified and addressed in our SEMAP Corrective Action Plan are long-term issues that require long-term commitments, in FY 2007 and beyond, including timely completion of recertifications, accurate submissions to PIC of family reports, and ensuring effective routine quality control procedures.

B. Section 8 (HCV) Leasing

HANH's Section 8 (HCV) inventory numbers 4,520 total vouchers. Of these, 491 vouchers are authorized for West Rock redevelopment and are not included in calculations of our utilization rate. The remaining 4,029 vouchers are available for lease-up or other authorized MTW activities. HANH's Section 8 (HCV) voucher inventory is described in greater detail in Section 6, "Section 8 (HCV) Inventory," at page 35.

Of the 4,029 available vouchers, HANH currently has 3,287 leased households, representing a utilization rate of 82%. This utilization rate represents a reduction from the previous year, and it is significantly lower than our goal of 94% utilization at the end of FY 2006.

During FY 2006, HANH's first priority for its Section 8 program has been to address the backlog of delinquent deficiencies, to correct its PIC data, and to address other SEMAP indicators according to its Corrective Action Plan. HANH determined to reduce new lease ups to focus on these other priorities. These activities will continue to be top priorities during FY 2007, although the majority of critical problems are scheduled to be significantly resolved before FY 2007 begins.

HANH's objective for Section 8 leasing during FY 2007 is to lease up an additional 240 households, an average of 20 households per month. This would result in a total of 3,527 vouchers under lease, a utilization rate of 88%.

C. Inspection Strategy

In FY 2007, HANH will continue to conduct annual HQS inspections on 100% of leased units, as well as perform pre-contract HQS inspections on 100% of proposed units. Annual and initial HQS inspections are conducted, under contract, by the Livable Cities Initiative (LCI) office of the City of New Haven. HANH has staff who have been HQS certified so that HANH can assist in conducting initial HQS inspections and special inspections in-house.

HANH staff conducts Quality Control inspections of approximately 10% of routine inspections.

D. Expanding Housing Opportunities

In FY 2006, HANH began implementing an aggressive program to promote expanded housing opportunities for Section 8 families. The purpose of HANH's expanding housing opportunities program is to help families move into neighborhoods with lower minority concentrations and, particularly, lower concentrations of poverty. In the City of New Haven, the poverty rate is 24%, and many neighborhoods and Census Tracts have much higher concentrations of poverty. In the New Haven-Meriden PMSA, the poverty rate is 9.7%. HANH's expanded housing opportunities program targets particularly neighborhoods with poverty rates lower than the PMSA average.

HANH's activities to promote expanded housing opportunities include the following:

- Developing detailed maps and data regarding the poverty rates and minority concentrations of Census tracts within HANH's PMSA.
- Developing outreach materials to provide Section 8 families with detailed information about the opportunities in low-poverty neighborhoods, including the locations of schools, churches, transportation routes, shopping centers, and major employment opportunities.
- HANH is presently seeking to contract with an organization to provide mobility counseling services to assist families.
- HANH may request HUD approval of exception rents in low poverty neighborhoods where high rents restrict Section 8 utilization.
- Establishing a full-time staff position, the Landlord/Tenant Liaison, to coordinate HANH's expanded housing opportunities activities and related customer service functions.

HANH will continue to review and refine its expanded housing opportunities program during FY 2007.

E. Section 8 Project-Based Voucher Initiatives

Current & Projected Voucher Commitments. HANH has committed approximately 400 total vouchers for project-based housing programs, according to three main priorities:

1. To support the development of supportive housing and accessible housing for persons with disabilities (182 vouchers).
2. To support the development of affordable rental units in non-impacted neighborhoods (121 vouchers).
3. To support redevelopment projects in HANH public housing developments.

Estimated Total Voucher Commitments

Housing Type Priorities	Vouchers (Goal/Est)
Supportive housing & other housing for persons with disabilities	182 goal
Affordable housing in non-racially-impacted neighborhoods	121 goal
Other housing consistent with HANH's MTW Plan	100 est
Total Voucher Commitments	403

20 Percent Limit. According to HUD regulations, the total cumulative number of project-based units, including units previously placed under AHAP or HAP in the PHA's project-based certificate program, may not exceed 20% of the baseline number of units in the PHA's voucher program.

HANH's total Housing Choice Voucher Program includes 4,520 total vouchers. According to HUD regulations, HANH's project-based commitments cannot exceed 20% of its total voucher pool. HANH's estimated commitment of 403 vouchers to project-based assistance represents less than 10% of HANH's total voucher pool.

Owner Proposal Selection Procedures. HUD regulations require PHAs to establish written procedures for competitive selection of owner proposals. HANH has developed detailed written procedures in its Administrative Plan, which include the following:

- Competitive selection of proposals according to established criteria explicitly stated in the public RFP document.
- Priorities (as described above) for (1) supportive housing (and other housing targeted to persons with disabilities), and (2) affordable housing in non-impacted neighborhoods.
- Broad public notice, which includes publication in local newspapers of general circulation, and continued outreach to housing developers, service providers, advocates for persons with disabilities, and state agencies providing supportive service funding.
- An open submission process, under which HANH will receive proposals throughout the fiscal year, so long as vouchers remain available. This open submission process is better suited to project construction timeframes as well as the timeframes for other grant programs, such as state supportive service funding.

Site & Neighborhood Standards: In its Administrative Plan, HANH has established site and neighborhood standards to ensure that HANH's PBV program is consistent with statutory and HANH goals for deconcentrating poverty. At the end of this Section, at page 111, HANH has attached the selection from its Administrative Plan that describes HANH's site & neighborhood standards for HANH's PBV program.

Selection from HANH's Administrative Plan
Addendum: HANH's Project-Based Voucher (PBV) Program

C. SITE SELECTION STANDARDS

HANH will select proposals only for PBV units that are eligible housing located in sites that promote the following PBV goals:

- Deconcentrating poverty and expanding housing and economic opportunities;
- Promoting civil rights laws and regulations;
- Minimizing minority concentration;
- Other site selection standards and goals related to ensuring housing quality and expanded opportunity for low income families.

Site Selection Standards

Following are the basic site requirements for HANH PBV units:

- Locating PBV-assisted housing on this site is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities;
- Locating PBV-assisted housing on this site is consistent with the goals of civil rights laws and regulations;
- Locating PBV-assisted housing on this site is consistent with the goals of providing equal housing opportunity and minimizing minority concentration;
- The site must meet the HQS standards at 24 CFR 982.401(*l*).
- The site must be adequate in size, exposure and contour to accommodate the number and type of units proposed; adequate utilities and streets must be available to service the site.
- The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons
- The site must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted standard housing of similar market rents.
- The site must be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower income workers is not excessive. While it is important that housing for the elderly not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for elderly housing.
- The site and housing units must comply with Section 504 of the Rehabilitation Act and other fair housing and civil rights laws and requirements for effectively serving persons with disabilities.

In addition, the following site requirements are applicable to all new construction projects:

- The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesired conditions.
- The site must not be located in an area of minority concentration.

Deconcentrating Poverty and Expanding Opportunities

HANH will provide PBV assistance only for housing units whose location is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities.

New Haven as a whole has a poverty rate of 24%, and the large majority of Census Tracts within New Haven have poverty rates exceeding 20%. HANH has established the following site selection standards aimed at deconcentrating poverty and expanding housing opportunity by committing its PBV assistance to sites that either (a) have a low poverty rate, or (b) contribute to neighborhood revitalization, including expanded housing and economic opportunities.

In determining whether a proposed PBV housing site promotes these goals, HANH will be guided by the following standards:

- Projects located in Census Tracts that have a poverty rate of less than 20% will be considered to satisfy the goal of deconcentrating poverty.

For sites that are not located in Census Tracts with poverty rates of less than 20%, HANH will be guided by the following standards:

- Projects located in Census Tracts (or Census Tract Block Groups) that have a poverty rate lower than the New Haven average;
- Projects that are part of neighborhood revitalization and located within a Census tract that is part of an EZ/EC/RC community;
- Projects in neighborhoods or communities undergoing significant revitalization,

The following indices will be used in determining neighborhoods and communities that are undergoing revitalization:

- Evidence of other housing and community development revitalization in the community;
- Investments of public or private funds in the community to promote revitalization and goals of deconcentrating poverty and expanding housing and economic opportunities;
- Development of new market rate housing units in the community;
- Reductions in the community's poverty rate over the past 5 years;
- The site provides meaningful opportunities for educational and economic advancement.

Site Standards Related to Minority Concentration

The site for newly constructed PBV housing units must not be located in an area of minority concentration (with the exceptions below), and must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.

Exceptions: A project may be located in an area of minority concentration only if:

- Sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside of areas of minority concentration; or
- The project is necessary to meet overriding housing needs that cannot be met in that housing market.

“Sufficient, Comparable Opportunities.” The requirement of “sufficient” comparable opportunities does not require that, in every locality, there be an equal number of assisted units within and outside of areas of minority concentration. Rather, application of this “sufficient” standard should produce a reasonable distribution of assisted units each year that, over a period of several years, will approach an appropriate balance of housing choices within and outside of areas of minority concentration. An appropriate balance in any jurisdiction must be determined in light of local conditions affecting the range of housing choices available for low-income minority families and in relation to the racial mix of the locality’s population.

Units may be considered “comparable opportunities” if they have the same household type (elderly, disabled, family, large family) & tenure type (owner/renter); require roughly the same tenant contribution toward rent; serve the same income group; are located in the same housing market; & are in standard condition.

Application of this sufficient, comparable opportunities standard involves assessing the overall impact of HUD-assisted housing on the availability of housing choices for low-income minority families in and outside areas of minority concentration, and must take into account the extent to which the following factors are present, along with other factors relevant to housing choice:

- A significant number of assisted housing units are available outside areas of minority concentration.
- There is significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population.
- There are racially integrated neighborhoods in the locality.
- Programs are operated by the locality to assist minority families that wish to find housing outside areas of minority concentration, and comparable housing opportunities have been made available outside areas of minority concentration through other programs.
- Minority families have benefited from local activities (e.g., acquisition and write downs of sites, tax relief programs for homeowners, acquisitions of units for use

as assisted housing units) undertaken to expand choice for minority families outside of areas of minority concentration.

- A significant proportion of minority households has been successful in finding units in non-minority areas under the tenant-based assistance programs.

“Overriding Housing Needs.” Application of the “overriding housing needs” criterion, for example, permits approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably improving the economic character of the area (a “revitalizing area”).

However, an “overriding housing need” may not serve as the basis for determining that a site is acceptable if the only reason that the housing need cannot otherwise be feasibly met, in other areas, is that discrimination on the basis of protected categories, including race, renders sites outside areas of minority concentration unavailable, or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.

14. Resident Programs

In accord with HANH's MTW goals, the focus of HANH's resident programs has been to promote public housing residents' self-sufficiency and independent living, with a particular focus on helping residents obtain employment and homeownership opportunities. This Section provides a brief summary of HANH's key resident programs.

A. Family Self-Sufficiency (FSS) Program

HANH's FSS program provides intensive counseling and case management services to help participant families achieve their self-sufficiency goals. The FSS program is staffed with 2 full-time staff persons, with capacity to serve 100 families: 50 public housing families, and 50 Section 8 families. It focuses particularly on building families' economic self-sufficiency and helping families move to homeownership through HANH's Section 8 Homeownership Program. HANH's FSS program is presently funded by two HUD FSS grants that have a one-year term and are renewable, through a competitive grant process.

B. Section 8 Homeownership Program (SEHOP)

Since 2003, HANH has operated a SEHOP program that allows Section 8 (HCV) voucher holders to use their housing assistance toward mortgage and other homeownership costs. HANH's SEHOP program is available to FSS participants who wish to become first-time homeowners and who have satisfied all SEHOP requirements, including income, employment, homeownership training, and other requirements intended to increase families' successful homeownership.

HANH is particularly committed to promoting homeownership by public housing residents. In 2003, HANH was awarded a HUD grant to provide homeownership supportive services for public housing residents. Although this HUD grant is expiring, HANH will continue to promote homeownership services through its FSS program, and HANH has committed Section 8 (HCV) vouchers for public housing FSS participants who are prepared for homeownership with assistance through the SEHOP program.

To date, HANH's SEHOP program has helped 10 HANH-assisted families become first-time homeowners, and several additional families are mortgage-ready.

C. ROSS Resident Services Delivery Models (RSDM) for Families

HANH's ROSS RSDM program for families provides case management and coordination of services for public housing families with children. It is staffed with two full-time Resident Services Coordinators, under the supervision of HANH's Resident Services Manager. The program provides full-family services responsive to the varied needs of residents referred for or seeking help, ranging from intensive services for at-risk families,

to family self-sufficiency programs targeted particularly to increasing economic self-sufficiency. This program is funded by a three-year HUD grant that will expire in 2008.

To promote public housing families' economic self-sufficiency efforts, during FY 2006, HANH created a full-time position committed to resident employment and business opportunities. This staff person, Edith Rawls, is responsible for increasing and coordinating Section 3 employment opportunities for HANH residents, for coordinating resident access to other area employment opportunities through the City of New Haven's Section 3 obligations, and for assisting the development of resident-owned businesses, including HANH's Revolving Loan Fund. These economic self-sufficiency resources are not limited to HANH public housing families; they are equally available to elderly and disabled households, and Ms. Rawls also coordinates economic opportunities specifically for elderly and disabled residents.

D. ROSS Resident Services Delivery Models (RSDM) for Elderly & Disabled

This ROSS RSDM program provides case management and coordination of services for public housing residents who are elderly or disabled. It is staffed with two full-time Resident Services Coordinators, under the supervision of HANH's Resident Services Manager. The program has a particular focus of targeting intensive services to at-risk residents, residents with mental health or behavioral health disabilities, or other substantial underserved needs. Its purpose is to help elderly and disabled residents to live independently and effectively in their communities. This program is funded by a three-year HUD grant that will expire in 2008.

E. Supportive Housing Services in HANH Public Housing Developments

In partnership with ALSO-Cornerstone, Inc. and Continuum of Care, Inc., HANH has established a supportive housing program at its Ruoppolo Manor public housing development. The Ruoppolo Supportive Housing Program provides intensive services to 23 residents with behavioral health disabilities including mental health and substance abuse problems. The program has been very effective in helping some of HANH's most troubled residents to maintain lease compliance and live independently and effectively in their public housing communities. The Ruoppolo Supportive Housing Program is currently funded by the State of Connecticut Department of Mental Health and Addiction Services (DMHAS).

During FY 2007, HANH is expanding its on-site supportive housing programs to two additional highrise developments, McQueeney Towers and Robert T. Wolfe. Supportive services at these sites will be provided by Continuum of Care, Inc. (McQueeney Towers) and ALSO-Cornerstone, Inc. (Robert T. Wolfe). Both service providers bring matching funds to support the programs. In addition, HANH is making significant funding commitments to these programs for a two-year period. During these 2 years, we will work with our partners to seek funding for the longer-term sustainability of these programs.

The supportive services provided at Ruoppolo Manor, and now at Robert T. Wolfe and McQueeney, are needed by many HANH residents, particularly in HANH's Mixed Population and Elderly developments. It is HANH's long-term aim to expand supportive housing to all HANH highrise public housing developments.

F. Other On-Site Resident Services

HANH's Resident Services staff do not provide direct services; rather, we aim to help residents by providing referrals and connections and supports to help our residents effectively access services that already exist in our community. HANH's Resident Services programs depend upon building effective partnerships with New Haven service providers. In addition, in many cases, we can most effectively serve our residents when we can coordinate services provided on-site in HANH's public housing developments. HANH's Resident Services staff coordinates a significant number of on-site services, which are detailed in attachment at the end of this Section.

RESIDENT SERVICES – HANH -Third Party Providers

Name of Agency/Organization	Site Designated for Services
Alternative to Recovery Program	Westville Manor – 61 Level
CCFC	Monterey- 230 Ashmun St., thru BCJ funding
CT Food Bank	CB Motley, McQueeny, Brookside, McConaughy, WT Rowe, Westville, Crawford, RT Wolfe, Celentano, Farnam, Monterey, Fairmont, and Ribicoff
Continuum Home Health, Inc.	Blood Pressure Screenings at McQueeny, Fairmont, RT Wolfe, & Celentano
Farnam and Community Action Agency (CAA)	Farnam Courts
Freddie Mac	Budgeting and Credit Workshops - All sites
Jam Tuesdays (Church on the Rock)	Farnam – dance group for youth
LEAP	Farnam Courts (and other potential collaborations/sites) – right now LEAP is at capacity with Farnam (50 youth)
Nutrition Program- CAA and City of New Haven	Ribicoff
Off the Block, On the Clock - TRC Youth Program	Westville Manor
Pioneer Club – Lighthouse Community Church	McConaughy youth program
Ruoppolo Supportive Services Program	Mental Health and Substance Abuse Program at Ruoppolo
Solar Youth	Westville Manor
St. Raphael's Card Care Program	Health Workshops/Seminars at Crawford, CB Motley, and Ruoppolo?
St. Raphael's Project ElderCare	Health clinic at Ribicoff and Crawford
STRIVE	Employment Services located at WT Rowe
Youth Empowered to Survive (YES) – Women of Color	Valley and McConaughy after-school program

APPENDIX ONE:
RESOLUTION OF HANH BOARD OF COMMISSIONERS

To: Board of Commissioners

From: Jimmy Miller, Executive Director

Date: July 19, 2006

RE: Approval of MTW Annual Plan for FY 2007

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 07-100/06-S.

TIMING: Immediately.

DISCUSSION: In 1997, Congress authorized HUD to approve up to 30 public housing authorities as Moving to Work (MTW) pilot programs. On November 20, 2000, the Board approved the submission of a MTW application. HUD subsequently granted MTW status and signed an agreement with HANH on September 28, 2001, which is retroactive to October 1, 2000.

As a MTW agency, HANH is required, in lieu of the one year/five year Housing Agency Plan, to provide an Annual MTW Plan and an Annual MTW Report. At this time HANH submits for Board approval the MTW Annual Plan for fiscal year 2007. We request the Board's authorization for the Interim Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Plan for FY 2007 and all related or required certifications and HUD forms, of which the attached document is a part, and all necessary documentation and submissions of the Plan.

FISCAL IMPACT: None.

STAFF: Maureen Novak, Special Assistant to the Executive Director
Tim Sandor, Deputy Director

Housing Authority of the City of New Haven

Resolution Number 07-100/06-S

APPROVING HANH'S MTW ANNUAL PLAN FOR FY 2007

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has granted Moving to Work (MTW) status to the Housing Authority of the City of New Haven (HANH); and

WHEREAS, HUD has signed a MTW Agreement with HANH, which will be generally beneficial to the operations of the Housing Authority; and

WHEREAS, a requirement of the MTW Deregulation Demonstration program is for HANH to submit an Annual MTW Plan;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS hereby authorizes the Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) the Moving to Work Annual Plan for FY 2007 and all related or required certifications and HUD forms, of which this document is a part, and all necessary documentation and submissions for the receipt of public housing operating, Section 8, and Comprehensive Grant Program funds, and make the following certifications and agreements with HUD in connection with the submission of the Plan and implementation thereof:

1. HANH held a public hearing regarding the Plan.
2. HANH will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
3. In relation to Development Choice:
 - HANH will regularly submit required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - HANH shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - HANH will provide for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7.
4. In relation to rent policies, the HANH certifies that:
 - The HANH Board approves of this policy and has approved the required analysis of the impact of such policies specified in Article I, Section I of the MTW Agreement and,
 - HANH is in compliance with all provisions of that section.
5. HANH will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. HANH will comply with the Architectural Barriers Act of 1968 and 24CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

7. HANH will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. HANH will submit with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
9. HANH will submit with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. HANH will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. HANH will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. HANH will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
13. With respect to public housing, HANH will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. HANH will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. HANH will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. HANH will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
17. HANH will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by HANH and HUD and will utilize funds made available under the Capital Fund, Operating Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.
18. The HANH Executive Director is hereby authorized and directed to finalize the MTW Plan, including such modifications as the Executive Director deems necessary and appropriate and in the best interest of HANH, and to sign any and all documents related thereto, and to take any and all such actions ancillary thereto and in furtherance of the foregoing.

APPENDIX TWO:
MTW CERTIFICATIONS

Line No.	Description	Print pg2	Requested by PHA (PUM)	HUD Modifications (PUM)
Part D. Add-ons for charges in Federal law or regulation and other eligibility				
01	FICA contributions	Fixed Base Yr.	0	
02	Unemployment compensation			
03	Family Self Sufficiency Program	Fixed Base Yr.	0	
04	Energy Add-On for loan amortization			
05	Unit reconfiguration			
06	Non-dwelling units approved for subsidy 43 units X 12 mths X 403.81 (Base yr AEL X inf factor)		208,366	
07	Long-term vacant units Units X 12 mths X 20% of AEL (Base yr. AEL X inf factor)		0	
08	Phase down for demolition See attached schedule		31,221	
Units Eligible for Resident Participation: (Occupied Units (Part B, Line 02))				
09			0	
10	Employee Units			
11	Police Units			
Total Unit Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)				
12			0	
13	Funding for Resident Participation (Part D, Line 12 X \$25)		0	
14	Other Approved funding, not listed (Specify in Section 3) 3,335 ums X \$190.16/unit **		634,184	
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)		873,771	
Part E. Operating Subsidy Eligibility Before Adjustments				
01	Deficit or (income) before adjustments (Total of Part C, Lines 04 and Part D, Line 15)		16,867,162	
02	Actual cost of Independent Audit (IA)		0	
03	Calculation of Operating Subsidy Eligibility Before Adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))		16,867,162	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Yr. (Note: Do not revise after the end of the subject FY)				
01	Utility Adjustments for Prior years		0	
02	Additional subject fiscal year operating subsidy eligibility (specify)			
03	Unfunded eligibility from prior fiscal years to be obligated in the subject fiscal year			
04	HUD discretionary adjustments			
05	Other (specify)			
06	Other (specify)			
07	Unfunded portion due to proration			
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07) 100.0%		0	
09	Operating subsidy approvable for subject fiscal year (total of Part E, lines 03 and Part F, Line 08)		16,867,162	
HUD Use Only (Note: Do not revise after the end of the subject FY)				
10	Amount of operating subsidy approvable for subject fiscal year not funded			
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year			
12	Funds Obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (must be the same as line 690 of the Operating Budget, form hud-52564, for the subject fiscal year Appropriation symbol(s):			
Part G. Memorandum of Amounts Due HUD, Including Amounts of Repayment Schedules				
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)			
02	Total amount to be collected in subject fiscal year (identify individual amounts under Section 3)			
03	Total additional amounts due HUD (include any amount entered on Part F, line 11) (Identify individual amounts under Section 3)			
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)			

** Vacancy beyond control : 972 unit mths.
Units off line for Modernization: 270 unit mths.
PY \$185.52 X 1.025 = \$190.16

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part H. Calculation of Year-end Adjustment for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: [] Utility Adjustment [] HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02 Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
04	Part E, Line 03 of the latest form HUD-52723 approved during subject FY (Do not use Line 32 of this revision)		
05	Net adjustment for subject fiscal year (Part H, Line 02 or Part H Line 05)	0	
06	Utility adjustment (enter same amount as Part H, Line 05)		
07	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
08	Underfunded portion of utility adjustment due to proration		
09	Underfunded portion of HUD discretionary adjustment due to proration		
10	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
11	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		
12			

Section 3

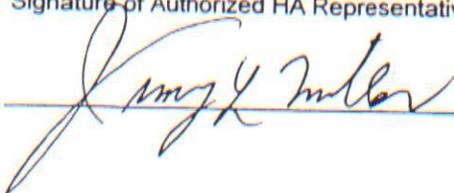
Remarks (provide part and line numbers)

I hereby certify that all information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date

Signature of Authorized Field Representative & Date



Calculation of Allowable
Utilities Expense Level

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

PHA/HA-Owned Rental Housing
Performance Funding System

Public Housing Agency

New Haven Housing Authority

Old Project Numbers
CT00400106D

New Project Numbers

Fiscal Year Ending
12/31/06
AC Contract Number
NY 414

Submission:
Original XX
Revision No.

Line No.	Description (2)	Unit Months Available (3)	Sewerage and Water Consump. (4)	Electricity Consumption (5)	Gas Consumption (6)	Fuel (Specify type e.g., oil, coal, wood) Oil (7)	Water Chrgs (9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	2005 39,092	(a) 947,227	18,636,961	2,695,078	30,398	(a) all consumption not factored down from 15482 unit mos
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	2004 39,092	(a) 947,227	18,636,961	2,695,078	30,398	
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	2003 39,092	(a) 947,227	18,636,961	2,695,078	30,398	
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03). Estimated Unit Months available for old projects for the Requested Budget Year.	117,276	2,841,681	55,910,883	8,085,234	91,194	0
05	Ratio of Units months available for old (line 04 divided by line 05 of column 3).	39,092					
06	Estimated UMA and consumption for old projects for the Requested Budget Year. (Each figure on line 04 divided by line 06).	39,092	947,227	18,636,961	2,695,078	30,398	0
07	Estimated UMA and consumption for new projects						
08	Total estimated UMA and consumption for old and new projects for Requested Budget Year. (line 07 + 08).	23,689	947,227	18,636,961	2,695,078	30,398	0
09	Estimated cost of consumption on line 09 for Requested Budget Year. (see instructions). Total estimated cost for Requested Budget Year (sum of all columns of line 10).	10,600,433	3,751,019	2,269,050	4,520,784	59,580	0
10	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3)	\$447.48					
12a	Rate	Oct 05 rates	3.96000	0.1216	1.6774	1.9600	0.0000
12b	Unit of Consumption		CCF	KWH	Cu. Ft.	Gal.	

form HUD-52722A (4/88)
ref. handbook 7475.13

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

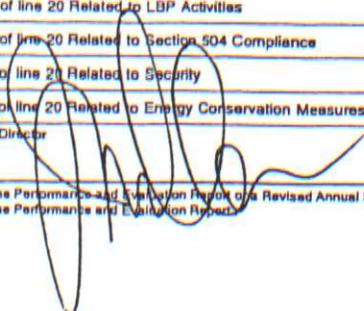
U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157
 (exp. 11/30/2008)

HA Name: Housing Authority of the City of New Haven Capital Fund Comprehensive Grant Number: CT26P00450106 FFY of Grant Approval: 2006

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ² Expended
		Original	Revised ¹		
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	3,925,448			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	3,925,448			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

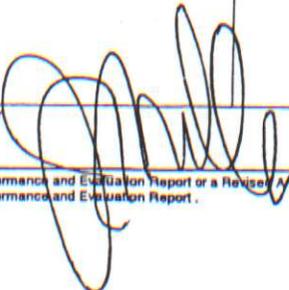
Signature of Executive Director:  Date: 6-27-06 Signature of Public Housing Director: _____ Date: _____

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.
 Page ___ of ___ Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-wide	Moving to Work	1492		3,925,448				

Signature of Executive Director  Date 6-27-06

Signature of Public Housing Director _____ Date _____

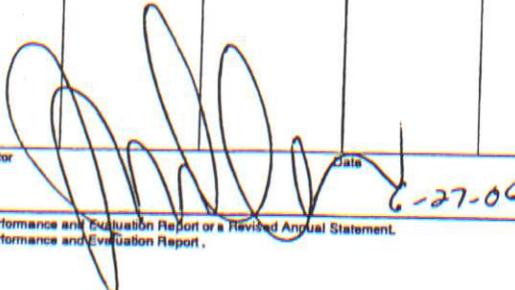
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1492 HA	7/18/2008			7/18/2010			

Signature of Executive Director



Date

6-27-06

Signature of Public Housing Director

Date

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.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

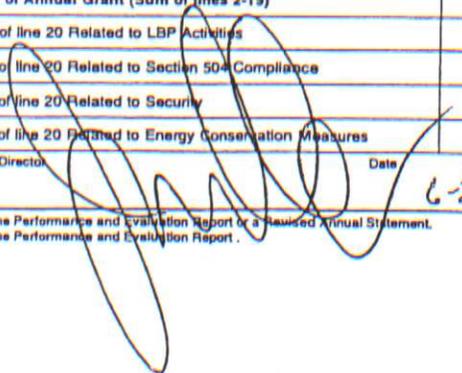
U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157
 (exp. 11/30/2008)

HA Name: Housing Authority of the City of New Haven Replacement Housing Factor: Replacement Housing Factor
 Comprehensive Grant Number: CT26R00450106 FFY of Grant Approval: 2006

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	412,224			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	412,224			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director:  Date: 6-27-06 Signature of Public Housing Director: _____ Date: _____

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-wide	Development Activities in MTW Plan	1499		412,224				

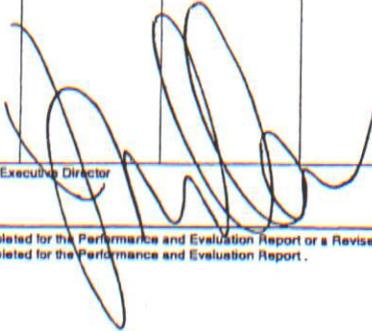
Signature of Executive Director _____ Date 6-27-06

Signature of Public Housing Director _____ Date _____

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.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1499 HA	By proj deadline						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		6-27-06					

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.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

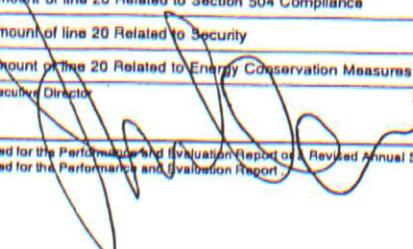
U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157
 (exp. 11/30/2008)

HA Name: Housing Authority of the City of New Haven Replacement Housing Factor: Replacement Housing Factor
 Comprehensive Grant Number: CT26R00450206 FFY of Grant Approval: 2006

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	554,242			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	554,242			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director:  Date: 6-27-06 Signature of Public Housing Director: _____ Date: _____

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-wide	Development Activities in MTW Plan	1499		554,242				

Signature of Executive Director

Date

6-27-06

Signature of Public Housing Director

Date

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

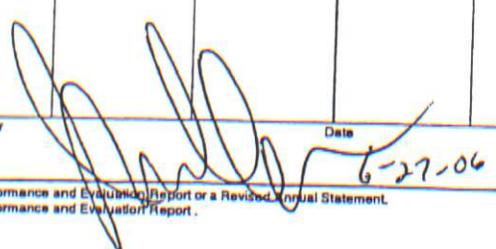
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1499 HA	By proj deadline						

Signature of Executive Director



Date

6-27-06

Signature of Public Housing Director

Date

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.