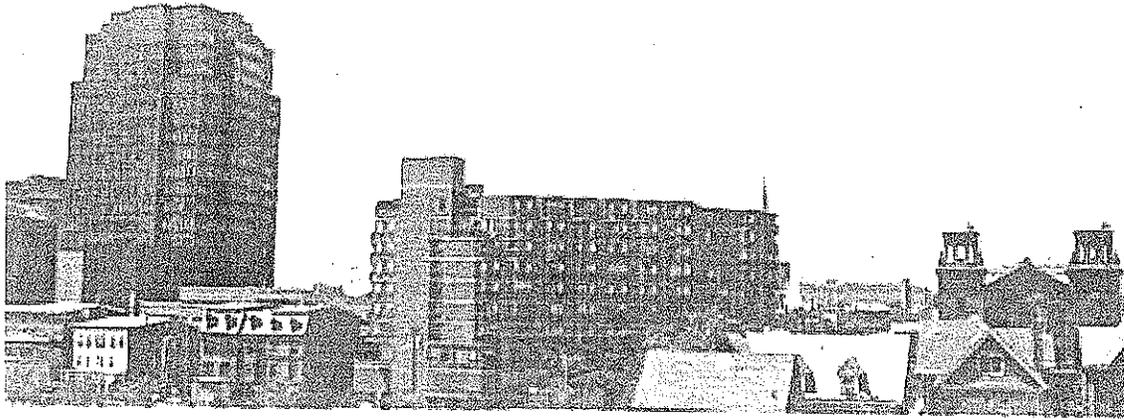




HOUSING AUTHORITY OF THE CITY OF NEW HAVEN



**Moving to Work
Deregulation Demonstration Program**

**MTW ANNUAL PLAN
Fiscal Year 2008**

1000

1000

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, 2007

Dominique Blom
Deputy Assistant Secretary for Public Housing Investments
U.S. Department of Housing and Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

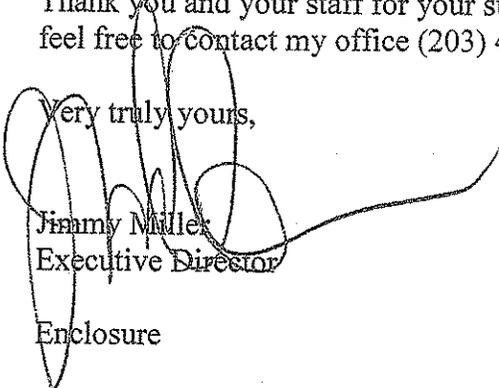
Re: Submission of MTW Annual Plan FY2007

Dear Ms. Blom:

Enclosed please find the Housing Authority of the City of New Haven's MTW Annual Plan for Fiscal Year 2008. A public hearing was held on July 23, 2007 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 27, 2007. 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 my office (203) 498-8800 ext. 1001.

Very truly yours,


Jimmy Miller
Executive Director

Enclosure

cc: Ivan Pour
Mila Aguda
Robert Cwieka
Teresa Smith
Carissa Riddle

JIMMY L. MILLER
Executive Director



**Housing Authority of the City of New Haven
Moving to Work Annual Plan for FY 2008**

1. Introduction.....	3
A. Purpose of this MTW Annual Plan	3
B. Overview of HUD's MTW Program.....	3
C. Terms of HANH's MTW Status	4
D. HUD's Proposed New MTW Agreement	4
E. Resident & Community Participation in HANH Annual Planning.....	5
F. Changes or Amendments to this Annual Plan.....	5
G. MTW Annual Reports.....	6
2. Goals, Objectives, & Priorities for FY 2008.....	7
A. HANH's Goals.....	7
B. HANH's Three-Year Objectives for FYs 2007-2009	7
C. Key Priority Areas for FY 2008.....	8
D. Objectives for FY 2008.....	12
E. Key MTW Initiatives	17
3. Households Served.....	21
A. Current and Projected Number of Households Served.....	21
B. Households Served by Bedroom Size	21
C. Race and Ethnicity of Current Households Served	22
E. Income Levels of Current Households Served.....	23
4. HANH's Housing Inventory	30
A. Section 8 (HCV) Inventory	30
B. HANH's Current Low-Income Housing Inventory.....	30
C. Changes in HANH's Housing Stock During MTW Status	31
D. HANH's Projected Low-Income Housing Stock for FY 2008.....	32
E. Designated Housing	33
5. Sources and Uses of Funds	38
6. Capital Planning.....	44
A. Major Redevelopment & Renovation Projects.....	44
B. Other Capital Projects	45
C. Replacement Housing Factor (RHF) Plan.....	47
D. Demolition Activities	47
E. Disposition Activities.....	47
F. New Haven Total Development Cost (TDC) Limits.....	49
G. Scattered Site Acquisition Plan.....	50
7. Occupancy Policies.....	54
A. Admissions Policies	54
B. Rent Policies: MTW Rent Simplification Program.....	57
C. Compliance with Other Occupancy-Related Requirements	62

8. Management Information: Public Housing Program.....	64
A. Vacancy Rates.....	64
B. Rent Collection	69
D. Inspections	71
E. Security	71
9. Management Information: MTW Voucher Program	75
A. Leasing Information	75
B. Rent Reasonableness.....	76
C. MTW Rent Standards to Promote Expanded Housing Opportunities	76
D. Expanded Family Choice in Moves	76
E. Other Measures for Deconcentrating Poverty & Expanding Housing Opportunities	77
F. MTW Inspection Strategies.....	77
G. Project-Based Section 8 (HCV) Program.....	78
10. Resident Programs	82

Attachment A: Board Resolution Approving the MTW Annual Plan for FY 2008

Attachment B: MTW Certifications

Attachment C: Financial Submissions

Attachment D: MTW Rent Simplification Policy for the Public Housing Program

Attachment E: MTW Rent Simplification Policy for the Section 8 (HCV) Program

1. Introduction

A. Purpose of this MTW Annual Plan

Following the 1998 QHWRA legislation for public housing reform, public housing authorities are required to develop and submit to HUD Five-Year Plans and Annual Plans that articulate 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 housing authorities 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 states HANH's MTW goals and objectives, our current status toward achieving these goals and objectives, and our planned activities and objectives for FY 2008 (October 1, 2007 to September 30, 2008).

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 to 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. Terms of HANH's MTW Status

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 Quinpiac 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 2008.

According to HANH's MTW Agreement with HUD, HANH's MTW status became effective retroactively to October 1, 2000. The seven-year term of HANH's MTW status would expire September 30, 2008, and FY 2008 would be the final year of HANH's MTW status. However, during 2006-2007, HUD has proposed a new, revised MTW Agreement that would provide MTW status for 10 years. HANH anticipates that the new MTW Agreement may be finalized and executed during FY 2007 or early in FY 2008.

D. HUD's Proposed New MTW Agreement

The Moving to Work program is intended to be a demonstration program, providing regulatory flexibility in order to test alternate methods for more effectively administering federal housing programs. HUD wishes to standardize its MTW waivers and reporting in order to more effectively measure the effectiveness of the varied MTW programs nation-wide. In 2006, HUD proposed a new MTW Agreement that would be uniformly used for all MTW agencies. During 2006 and 2007, HANH and other MTW agencies have been negotiating the terms of this new MTW Agreement with HUD. Key terms include the following:

- The new MTW Agreement would provide MTW status for a 10-year term.
- Each MTW agency would be governed by the same MTW Agreement.
- The MTW Agreement provides a broad but fixed set of regulatory waivers.
- MTW agencies may incorporate into the agreement any authorizations specific to their current Agreement and programs in order to continue existing MTW activities.
- Any MTW activities, permissible under the Agreement, must be incorporated into the MTW Annual Plan, and approved by HUD, prior to implementation.

- Planning and reporting requirements are standardized to facilitate HUD review of the effectiveness of MTW activities.

HANH anticipates that the new MTW Agreement may be finalized and executed during FY 2007 or early in FY 2008.

E. 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.

This MTW Annual Plan for FY 2008 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: Drafts of this MTW Annual Plan were discussed at monthly Resident Advisory Board meetings.
- 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 8, 2007, of its MTW Annual Planning process and the public hearing.
- Public Hearing: HANH conducted a public hearing on this MTW Annual Plan for FY 2008 on July 23, 2007.
- Consideration of all public comments in the final Annual Plan: In the development of this MTW Annual Plan for FY 2008, 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 2008 was approved and adopted by HANH's Board of Commissioners at its July 24, 2007 meeting.

F. 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 are 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 Modification only through a duly called and public meeting of its Board of Commissioners. HANH may not implement the Significant Modification until it has been submitted and approved by HUD in accordance with HUD's plan review procedures. The following are actions that constitute Significant Modifications 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 MTW authorization (i.e., changes incorporating alternate rent structures or policies that are permissible only due to MTW authority).
- Establishing new preferences for admissions in the public housing or Section 8 (HCV) program.

G. MTW Annual Reports

This MTW Annual Plan describes HANH's planned goals, objectives, and activities for the fiscal year. After the year is finished, HANH must report on its outcomes: HANH is required to develop and submit to HUD an MTW Annual Report that describes HANH's effectiveness and outcomes in achieving the goals and objectives stated in its MTW Annual Plan.

After the end of fiscal year 2008 (September 30, 2008), 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 2008.

2. Goals, Objectives, & Priorities for FY 2008

A. HANH's Goals

HANH's MTW program is the product of an extensive planning process, conducted from 1998-2000, to establish long-term plans for improving our agency's operations and for transforming our public housing stock. During 2006-2007, HANH engaged in a planning process in order to update and reinvigorate our agency's plans. As a result of this planning process, HANH developed a Three-Year Strategic Plan for FYs 2007-2009. The Three-Year Plan builds upon the earlier planning process that resulted in HANH's MTW status and MTW Annual Plans and reaffirms its original commitments.

As a result of these planning processes, HANH has established the following 5 goals for our agency:

1. To transform HANH's public housing portfolio through redevelopment, modernization, and effective asset management.
2. To transform HANH's public housing into housing of choice, in strong communities, through top-quality property management.
3. To build strong communities through increased self-sufficiency and opportunities for program participants.
4. To empower program participants for effective community leadership, advocacy, and involvement in HANH planning.
5. To transform our agency and build organizational capacity to move to high-performing agency status, and to effectively adapt and reposition our agency in light of a continually changing regulatory and funding environment.

B. HANH's Three-Year Objectives for FYs 2007-2009

To guide our agency toward achieving these goals, HANH has established the following objectives for the three-year period of FYs 2007-2009:

Goal 1 Transform HANH's public housing portfolio through redevelopment, modernization, and effective asset management

- 1.1 Complete Quinnipiac Terrace revitalization.
- 1.2 Complete Eastview Terrace redevelopment.
- 1.3.1 Complete Phase 1 of Rockview redevelopment.
- 1.3.2 Begin Phase 1 construction of Brookside redevelopment.
- 1.4 Complete modernization of 4 elderly-designated developments.
- 1.5 Develop an asset management plan for William T. Rowe.
- 1.6 Complete *Cisneros* scattered site acquisition.
- 1.7 Complete Construction Management capital projects at 6 sites:
- 1.8 Complete other planned capital projects within HUD deadlines.

- 1.9 Dispose of properties for development & asset management plans.
- 1.10 Develop asset management plans for nonresidential assets
- 1.11 Implement 504 Transition Plan for increased accessible units.
- 1.12 Enhance security through site and capital improvements.

- Goal 2 Transform HANH public housing into housing of choice, in strong communities, through top-quality property management.**

 - 2.1 Achieve high-performing PHAS status for the LIPH program.
 - 2.2 Implement HUD's Asset Management model.

- Goal 3 Build strong communities through increased self-sufficiency and opportunities for program participants.**

 - 3.1 Increase FSS Program participation & services.
 - 3.2 Connect 200 families to training and employment opportunities.
 - 3.3 Promote the development of 3 resident-owned businesses.
 - 3.4 Assist 10 families to become first-time homeowners.
 - 3.5 Increase supportive services for persons with disabilities.
 - 3.6 Solicit and effectively manage grant funds.

- Goal 4 Empower program participants for effective community leadership, advocacy, and involvement in HANH planning.**

 - 4.1 Re-build and expand the citywide Resident Advisory Board.
 - 4.2 Ensure TRC leadership & participation in each development.
 - 4.3 Provide training and leadership development opportunities.
 - 4.4 Revamp the Building Attendants into a broader RSVP program.
 - 4.5 Ensure compliance with the community service requirement.

- Goal 5 Transform our agency and build organizational capacity to move to high performing agency status, and to effectively adapt and reposition our agency in light of a continually changing regulatory and funding environment.**

 - 5.1 Achieve high-performing SEMAP status for Section 8 program.
 - 5.2 Improve customer service in all HANH activities agency-wide.
 - 5.3 Improve internal controls, audit, and quality control functions.
 - 5.4 Improve technology and reporting for effective management.
 - 5.5 Implement enhanced routine training for all employees.

C. Key Priority Areas for FY 2008

The following are HANH's key priorities for FY 2008. Each is described in greater detail in the appropriate subsequent section of this MTW Annual Plan.

1. **Redevelopment and Major Modernization Projects.** HANH's primary MTW goal is to transform our deteriorated housing stock through redevelopment and modernization. HANH is engaged in major redevelopment or modernization projects of several public housing sites, including Quinnipiac Terrace, Eastview Terrace, Rockview, Brookside, and Prescott Bush Mall. When these projects are completed, HANH will have transformed more than 1,200 public housing units. A key priority for FY 2008 is to ensure continued progress in these major redevelopment and modernization projects.

2. **Public Housing Rent Simplification and Recertification Policies.** Article I.H of HANH's MTW Agreement authorizes HANH to develop and test alternate methods for determining families' rent contributions. During FY 2007, HANH developed alternate MTW rent and recertification policies. Our purpose is to develop a process that will provide fair and effective determinations of families' contributions, with significantly less administrative burden.

Some key features of HANH's MTW Rent Simplification Policies include:

- Annual recertifications are replaced with required recertifications every 3 years for elderly and disabled families, and every 2 years for all other families. There are restrictions on the number of interim recertifications a family may request each year.
- Detailed rent calculation procedures are replaced with a simple table of fixed rent amounts determined according to \$1,000-income tiers.
- Deductions are eliminated; in their place, a corresponding percentage reduction is incorporated into the rent table. Special rent reductions are available for families with excessive medical or childcare expenses or other expenses formerly deductible that, combined, exceed \$2,000 per year.
- Hardship provisions are provided for any families whose rent burden and other specified costs exceeds 40% of income, and transition policies are designed to minimize any impacts on existing tenants by spreading changes over a five-year period if necessary.

HANH's MTW Rent Simplification Policies are the product of extensive public outreach and input, including meetings with the TRCs and residents of every public housing development as well as Section 8 program participants, ongoing discussions with the Resident Advisory Board, and ongoing discussions with New Haven Legal Assistance. HANH held a public hearing regarding the policy on Jun 19, 2007. HANH's Board of Commissioners approved the policy on June 25, 2007. HANH's rent policies also were guided by continued analysis of the impact of policy changes on current households. HANH will reevaluate its rent and subsidy level policies at least yearly. Section 7, "Occupancy Policies," of this MTW Annual Plan provides an overview of key policy changes. An attachment to this MTW Annual Plan provides a full copy of HANH's "MTW Rent Simplification Procedures for the Public Housing Program," along with a copy of the Board Resolution approving the rent simplification policies.

HANH intends to begin implementation of its MTW Rent Simplification Policies beginning January 1, 2008.

3. **Reduce Vacancy Rates.** HANH began FY 2007 with a significant backlog of vacancies. As reported in our MTW Annual Plan for FY 2007, as of June 2006, HANH had a routine vacancy

rate of 12%. HANH established a target of 9% routine vacancies by the end of FY 2007 (09/30/07). As of June 2007, HANH has already met the 9% routine vacancy rate goal. During FY 2008, a key priority will be continued efforts to reduce the backlog of routine vacancies to achieve a 5% vacancy rate.

4. **MTW Voucher Program.** Under HANH's MTW Agreement (Appendix A, VI) HANH is authorized to develop its own leased housing program through exceptions to the standard Section 8 (HCV) regulations, for the purpose of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. This includes authority to develop and test methods for determining families rent contributions, as permitted under Article I.H of the Agreement. During FY 2008, HANH is implementing an alternative MTW Voucher program and rent simplification policies.

Some key features of HANH's MTW Voucher Program include:

- Annual recertifications are replaced with required recertifications every 3 years for elderly and disabled families, and every 2 years for all other families. There are restrictions on the number of interim recertifications a family may request each year.
- Detailed rent calculation procedures are replaced with a simple table of fixed rent amounts determined according to \$1,000-income tiers.
- Deductions are eliminated; in their place, a corresponding percentage reduction is incorporated into the rent table. Special rent reductions are available for families with excessive medical or childcare expenses or other expenses formerly deductible.
- Hardship provisions are included to protect the most vulnerable families, and transition policies are designed to minimize any impacts on existing tenants by spreading changes over a five-year period if necessary.
- Alternative inspection policies in which property owners with a history of successful inspections will be subject to HQS inspection every two years, rather than annually.
- MTW Rent Standards that allow HANH to approve exception rents in the following cases: wheelchair accessible units; large bedroom-size units (4 bedrooms or larger); to promote expanded housing opportunities in neighborhoods with low concentrations of poverty; new housing opportunities that include significant public investment to promote revitalization of neighborhoods and deconcentration of poverty; and other mixed-income housing opportunities that promote housing choice and deconcentration of poverty. In addition, HANH will approve budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications. Requests for MTW Rent Standards will be reviewed on a case-by-case basis. Under no circumstances may HANH approve and MTW Rent Standard above 150% without prior HUD approval.
- Rent Burdens and Family Choice: After the first year of program participation, families may elect to lease an apartment with a rent that requires the family to contribute more than 30% of their income toward housing costs. For the purposes of increasing family choice, HANH will allow families to lease housing provided that the family's total contribution to housing costs does not exceed 40% of income.

A more detailed overviews of HANH's MTW Voucher Program is provided in Section 9, "Management Information: MTW Voucher Program." Rent policies are discussed in Section 7,

“Occupancy Policies.” An attachment to this plan includes a copy of the full rent simplification policy, “MTW Rent Simplification Procedures for the Section 8 MTW Voucher Program,” along with the Board resolution approving the rent simplification policies.

5. **Continued Improvements in Service Center Operations.** In January 2006, HANH received a Section 8 Management Assessment Program (SEMAP) score that indicated troubled performance of HANH’s Section 8 program. Subsequently, HANH has been committed to improvements in our Section 8 program according to a Corrective Action Plan. We have made very significant progress. For example, in January 2006, we had more than 1,000 delinquent recertifications, roughly 30%. Today, we are completing roughly 93% of recertifications timely each month. During FY 2008, HANH will continue to focus on improvements in our Section 8 management and operations. In addition to program management improvements, HANH’s priorities include improved customer service.

6. **Section 8 Lease-Up Rates.** Throughout HANH’s MTW status, Section 8 lease-ups remained steady or increased, until FYs 2006 and 2007, when lease-up rates declined as HANH focused its efforts on overall improvement of the administration of the Section 8 program. During FY 2007, HANH began concerted efforts to increase its Section 8 lease-up rates. These efforts, combined with the lessons we have learned in our program management improvements, will guide HANH in FY 2008, with a key priority of increasing our Section 8 voucher utilization.

7. **Implementation of HUD’s Project-Based Management Model.** During FY 2006, HUD issued new requirements for public housing Operating Subsidy, including specific requirements for project-based management. HUD’s Project-Based Management model requires significant organizational changes and changes in management and administration of the public housing program, including:

- Development of Asset Management Property (AMP) groupings
- Project-based budgeting
- Project-based accounting
- Development of fee structures, and
- Allocation of reserves among AMPs

Implementation of HUD’s Project-Based Management model will continue to be a priority during FY 2008. It impacts not only HANH’s property management but, also, HANH’s long-term budget and asset management plans.

8. **Resident Self-Sufficiency Initiatives.** During FY2007, HANH has made significant investments in resident self-sufficiency initiatives, which will continue to be key priorities during FY 2008 and future years. Three initiatives are particularly critical:

- HANH has invested in job training and employment opportunities for public housing residents, including construction trades training leading to resident employment in union construction jobs. The continued success of this program is particularly critical to aggressive Section 3 plans for HANH’s redevelopment efforts. In addition, HANH has hired more than twenty residents to perform grounds and laborer services at our public housing sites.

- HANH's Family Self-Sufficiency (FSS) Program has proven to be very effective. HANH intends to expand the FSS program in order to provide intensive services to a broader range of families, including families with zero income or hardship rents. In addition, HANH's FSS Program will target former residents of Rockview and Brookside who wish to be candidates for homeownership opportunities in the West Rock redevelopment.
- HANH has made a significant investment in supportive services in our Mixed Population developments. On-site supportive services are intended to help residents with disabilities to maintain their housing and to live independently and effectively in their communities. The provision of on-site supportive services not only benefits the residents who receive intensive services but, also, improves the quality of life of their neighbors and fellow residents in HANH's public housing developments. In the long term, on-site supportive services is critical to our effective management of Mixed Population developments—perhaps equally important to security improvements--as more than 90% of our Mixed Population waiting lists are persons with disabilities and, based on recent admissions, the majority have significant behavioral health disabilities.

D. Objectives for FY 2008

In accord with the above FY 2008 priorities, HANH has established concrete and measurable objectives to guide us toward achieving our agency's goals and three-year objectives. The following table states HANH's FY 2008 objectives.

HANH'S GOALS & OBJECTIVES: FY 2008 OBJECTIVES

Three-Year Goals & Objectives FY 2007-2009	Milestones & Current Status	FY 2008 Objectives
<p>I Transform HANH's public housing portfolio through redevelopment, modernization, and effective asset management.</p>		
<p>1.1 Complete Quinnipiac Terrace revitalization.</p>	<p>HANH awarded HUD HOPE VI grant in FY03. ECCO Phase 1 (16 ownership units) completed FY05. Trinity Phase 1 (81 rental units) completed FY06. All Quinnipiac Terrace units demolished in FY07. Trinity Phase 2 (79 rental units) construction begun in FY07. Quinnipiac Ridge (29 off-site units) construction begun FY07.</p>	<p>Trinity Phase 2 (79 rental units) completed. Quinnipiac Ridge (29 off-site rental units) completed.</p>
<p>1.2 Complete Eastview Terrace redevelopment.</p>	<p>All families relocated & site vacated in FY06. Demolition of 9 buildings completed in FY07. Abatement of all buildings in process in FY07. Tax credit application submitted in FY07. Contract with Construction Manager executed in FY07. Contract for property management executed in FY07.</p>	<p>Phase 1 closing. Mixed finance proposal submitted to HUD and approved. Disposition of property for mixed-finance purposes. Contract with construction contractor executed. Phase 1 construction begins (90 rehab + 12 new units) Phase 1 construction 30% complete by FY-end.</p>
<p>1.3 Complete Phase I of Rockview redevelopment. Begin Brookside Phase I construction.</p>	<p>Significant master planning conducted FY00-07 Demolition of Rockview completed in FY04. Relocation of all Brookside families completed in FY07. HOPE VI application (unsuccessful) submitted in FY07. West Rock Master Developer selected in FY07.</p>	<p>West Rock Master Developer contract executed. Tax credit application submitted. Mixed finance proposal submitted to HUD. Phase 1 closing.</p>
<p>1.4 Complete modernization of 4 elderly developments.</p>	<p>Constance Baker Motley modernization completed FY05. Katharine Harvey Terrace modernization completed FY06. Newhall Gardens modernization completed FY07. Prescott Bush Mall Construction Manager engaged FY07.</p>	<p>Newhall Gardens HVAC problems resolved. Prescott Bush Mall construction contractor engaged. Construction begins at Prescott Bush Mall. Construction at Prescott Bush Mall 80% complete by FY-end.</p>
<p>1.5 Develop an asset management plan for WT Rowe.</p>	<p>RFP for Master Developer issued in FY07. Consultant engaged to secure supportive services funding.</p>	<p>Develop asset management plan. Submit application for Next Steps supportive housing funding.</p>
<p>1.6 Complete <i>Cisneros</i> scattered site acquisition.</p>	<p>183 scattered site units required by 1995 <i>Cisneros</i> agreement. 153 units acquired & occupied by end of FY06. 1 unit previously acquired was completed & occupied in FY07. Consultant engaged for acquisition during FY07. 4 new units acquired during FY07. Turnkey construction began at Fulton St (6 units) in FY07. Turnkey RFP issued in FY07. 10 units under construction; 19 units remain to be acquired</p>	<p>Fulton Street (6 units) renovated and occupied. 859 Woodward Ave (3 units) completed and occupied. 21 Long Hill (1 units) completed and occupied. 12 new units acquired or under turnkey or other development. Re-issue turnkey RFP, if necessary.</p>

Three-Year Goals & Objectives FY 2007-2009	Milestones & Current Status	FY 2008 Objectives
1.7 Complete CM capital projects at 6 sites. 1.8 Complete planned capital projects within HUD deadlines.		See "Capital Planning" section.
1.9 Dispose of properties in accord with HANH development, mixed finance, and asset management plans.		Disposition of St. Martin de Porres property to the City. Disposition of McConaughy Terrace vacant land to Crossroads. Disposition of 7 Shelton Avenue. Disposition of 39 County Street. Possible disposition of HANH's warehouse. Disposition of Eastview Terrace for mixed-finance purposes. Disposition of Rockview for mixed-finance purposes. Disposition of Brookside for mixed-finance purposes. Disposition of William T. Rowe for mixed-finance purposes.
1.10 Develop asset management plans for nonresidential assets--including the warehouse, Jefferson Street, & other HANH assets.		
1.11 Implement 504 Transition Plan.	HANH's current housing includes 185 accessible units (8%). In FY07, HUD completed a 504 review of HANH's programs. In FY07, HANH developed a Transition Plan. Recent modernization included significant accessibility. Quinnipiac Terrace Phase 1 includes 9 accessible units (10%) Constance Baker Motley includes 37 accessible units (82%). Katharine Harvey Terrace includes 17 accessible units (100%). Newhall Gardens includes 26 accessible units (100%).	Quinnipiac Terrace Phase 2 will include 9 accessible units (10%). Quinnipiac Ridge will include 3 accessible units (10%). Eastview Terrace Phase 1 will include 12 accessible units (12%). Prescott Bush Mall will include 52 accessible units (100%). Redevelopment plans will include at least 10% accessible units. McQueeney capital projects include 15 new accessible units. Robert T. Wolfe capital projects include 5 new accessible units.
1.12 Enhance security site & capital improvements.	Sparta security evaluation & report completed in 2000. Security cameras installed in all highrises in FY06. HANH & consultant evaluated security at all sites in FY07. Site lighting evaluated & addressed in all sites in FY07. Fencing & gate improvements initiated in FY07. Security cameras in family sites activities begun in FY07. Cable access to intercom systems begun in FY07.	Fencing and gate installation complete at Valentina Maeri. Fencing and gate installation complete at Ribicoffs. Fencing and gate installation complete at Fairmont Heights. Fencing improvements completed at Ruoppolo Manor. Security camera installation complete at 4 family developments: Westville Manor, Farnam Courts, McConaughy, & Valley Security camera installation complete at Ribicoff Cottages. Cable access intercom systems complete at all MP & eld sites.
2	Transform HANH public housing into housing of choice, in strong communities, through top-quality property management.	
2.1	Achieve high-performing PHAS status.	Routine vacancy rate: 5% Emergency work orders completed within 24 hours: 99%

Three-Year Goals & Objectives FY 2007-2009	Milestones & Current Status	FY 2008 Objectives
2.2 Implement HUD's Asset Management model.	<p>HUD issued new Operating Subsidy Asset Mgmt Rule on ??</p> <p>HANH redefined its public housing developments in FY06.</p> <p>HANH incorporated new AMP groupings in FY07 Plan.</p> <p>HANH reorganized its property management in FY07.</p> <p>HANH decentralized work order functions in FY07.</p> <p>Site-based reporting & mgmt planning in FY07.</p> <p>Modified site-based application & waiting lists in FY07.</p> <p>HANH began implementing site-based budgeting in FY03.</p> <p>HANH enhanced site-based budgeting for FY08 budget.</p>	<p>Non-emergency work orders completed within 30 days: 100%</p> <p>Non-emergency work order average turnaround time: 25 days</p> <p>REAC scores of 80 for FY 2008.</p> <p>Rent collection rate of 95%</p> <p>PIC recertification rate of 95%</p> <p>Scattered site property management by HANH.</p> <p>PIC development, building, & unit errors corrected.</p> <p>Begin implementation of MTW Rent Simplification Policies.</p>
3 Build strong communities through increased self-sufficiency and opportunities for program participants.		Continued implementation of Asset Management model.
3.1 Increase FSS Program participation & services.	<p>HANH's FSS program began operating in FY02.</p> <p>HANH first received HUD grant funds for FSS in FY05.</p>	<p>FSS enrollment increased to 95-100% of capacity.</p> <p>Target \$0 income/hardship rent families.</p> <p>Target former West Rock residents for homeownership.</p>
3.2 Connect 200 families to training & employment.	<p>Contract for construction trades training executed in FY07.</p> <p>Residents completed construction trades training in FY07.</p> <p>Graduates employed in union construction trades in FY07.</p> <p>Residents employed by HANH in grounds work in FY07.</p>	Residents connected to training & employment opportunities.
3.3 Development of 3 resident-owned businesses.	<p>Empower New Haven engaged to administer program in FY07.</p> <p>Implementation of resident-business development program.</p>	Continue administration of business development program.
3.4 10 families become first-time homeowners.	<p>HANH implemented its SEHOP program in FY04.</p> <p>HANH implemented LPH homeownership program FY04-07.</p> <p>HANH-assisted homeowners (since FY04):</p>	<p>5 new first-time homeowners.</p> <p>Target former West Rock residents for homeownership services.</p>
3.5 Supportive services for persons with disabilities.	<p>Ruoppolo SHP (23 service slots) established in 2001.</p> <p>McQueeney SHP (30 service slots) established in 2007.</p> <p>RT Wolfe SHP (25 service slots) established in 2007.</p> <p>Consultant engaged to secure funding for WT Rowe SHP.</p>	<p>Continue supportive services (80 residents, 3 developments).</p> <p>Submit application for Next Steps SHP funding for WT Rowe.</p> <p>Plan for sustainability of SHP programs.</p>

Three-Year Goals & Objectives FY 2007-2009	Milestones & Current Status	FY 2008 Objectives
3.6 Solicit and effectively manage grant funds.		Solicit and effectively manage grant funds.
4 Empower program participants for effective community leadership, advocacy, and participation in HANH's planning.		
4.1 Re-build & expand the Resident Advisory Board.	VOICES citywide organization discontinued operations FY06. HANH began rebuilding a new RAB during FY06. RAB has held monthly meetings throughout FY07.	Expand RAB leaders from under-represented sites. Solicit 88 families for RAB or for separate advisory Board. Continue to conduct monthly RAB meetings. Implement TA & leadership development training for RAB. RAB develops by-laws and elect officers. RAB officers assume responsibility for meetings & activities.
4.2 Ensure TRC leadership in each development.		Coordinate TRC elections so each site is current. Implement TA & leadership development training for TRCs.
4.3 Provide leadership training & development.	Contract for TA & leadership development executed in FY07.	Implement TA & leadership development training.
4.4 Revamp the Building Attendants program.	BA program reorganized in FY07. BA program managed by Resident Services & RAB & TRCs.	Continue BA program at existing sites. Solicit new BAs to expand services.
4.5 Community service requirement compliance.		Ensure compliance with HUD's requirement.
5 Transform our agency and build organizational capacity to move to high-performing agency status, and to effectively adapt and reposition our agency in light of a continually changing regulatory and funding environment.		
5.1 Achieve high performing management of Section 8.		Implement Rent Simplification Policies. Recertification rate: 95% Pre-lease-up inspections: 100% of all lease-ups Annual inspections: 100% of all required inspections.
5.2 Improve customer service agency-wide.		Improve customer service agency-wide.
3.3 Improve internal controls & quality control.		Improve internal controls & quality control.
3.4 Improve technology and reporting systems.		Improve technology and reporting systems.
5.5 Implement enhanced routine employee training.		Implement enhanced routine employee training.

E. Key MTW Initiatives

The Moving to Work demonstration program permits flexibility from regulatory requirements so that housing authorities may develop and test innovative locally-designed strategies for achieving locally-determined goals and objectives for effectively addressing local housing needs. MTW flexibility is resource to help HANH to achieve its goals and objectives. Many of HANH's planned activities do not depend upon MTW flexibility and may be pursued within the current regulatory requirements.

The following table describes several key initiatives that do depend upon MTW regulatory flexibility and could not be pursued without MTW authorization. Note that this table is not intended to be comprehensive. HANH's purpose is to ensure clear notice of activities that depend upon MTW regulatory flexibility and to ensure recognition of the value and critical necessity of this MTW regulatory flexibility for our agency to achieve our goals for effectively serving our community. Each MTW initiative is described more fully in subsequent Sections of this MTW Plan.

MTW Initiative	Description
LIPH Redevelopment	HANH's MTW status provides funding fungibility, similar to a block grant, which allows HANH to commit its federal funding according to HANH's local priorities. HANH's first and primary local priority is to transform our public housing stock through redevelopment and major modernization of severely deteriorated developments. When planned redevelopment and major modernization projects are completed, they will have resulted in transformation of more than 1,200 HANH public housing units. This is a massive project that could not be accomplished without the funding fungibility of HANH's MTW status.
Resident Self-Sufficiency	HANH has made significant investments in resident self-sufficiency projects. This includes construction trades job training and employment opportunities for residents, resident business development programming, and intensive supportive services for residents with disabilities in HANH Mixed Population developments. HANH's commitment to these resident self-sufficiency projects depends upon the funding fungibility of HANH's MTW status. These projects are critical to HANH's effective management of its public housing program. Equally important, they are critical to residents' ability to build economic self-sufficiency and to live effectively and independently in their public housing communities.
Public Housing Rent Simplification Policies	HANH's MTW Authority allows HANH to develop and test alternate rent structures. During FY 2006, HANH staff undertook extensive planning to develop simplified rent and recertification policies. The resulting Rent Simplification Policies were developed following extensive outreach to and input from public housing residents, Section 8 program participants, and community advocates including New

MTW Initiative	Description
	Haven Legal Assistance. During FY 2007, HANH requested HUD approval for implementation of its Rent Simplification Policies and amended its FY 2007 Annual Plan accordingly. HANH intends to begin implementation of its Rent Simplification Policies beginning January 1, 2008.
Public Housing UPCS inspections	During FY 2008, HANH will implement alternative inspection policies that include inspection of a random sampling of no less than 20% of units, based on the results of HANH's preventive maintenance program, development performance, and other management needs.
MTW Voucher Program	Under HANH's MTW Agreement (Appendix A, VI and Article I.H), HANH is authorized to develop its own voucher program through exceptions to the standard Section 8 (HCV) regulations for the purpose of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. During FY 2008, HANH will be implementing an alternative MTW Voucher Program. Key features include the following:
MTW Voucher Program: Rent Simplification Policies	HANH's MTW Authority allows HANH to develop and test alternate rent structures. During FY 2006, HANH staff undertook extensive planning to develop simplified rent and recertification policies. The resulting Rent Simplification Policies were developed following extensive outreach to and input from public housing residents, Section 8 program participants, and community advocates including New Haven Legal Assistance. During FY 2007, HANH requested HUD approval for implementation of its Rent Simplification Policies and amended its FY 2007 Annual Plan accordingly. HANH intends to begin implementation of its Rent Simplification Policies beginning January 1, 2008.
MTW Voucher Program: Inspection Policies	Under HANH's alternative MTW Voucher Program, HANH intends to implement alternate inspection procedures, in which property owners with a history of successful inspections will be subject to HQS inspections every two years, rather than annually. HANH's alternate inspection policy will alter only the current requirement that 100% of units are re-inspected annually. HANH does not intend to alter policies requiring pre-inspection of every unit prior to lease-up. Nor does HANH intend to alter policies related to quality control inspections or enforcement of HQS.
MTW Voucher Program: Expanded Housing Opportunities	<p>HANH's Section 8 (HCV) includes procedures and activities intended to expand housing opportunities for Section 8 families. During FY 2008, under HANH's alternative MTW Voucher Program, HANH will implement two additional policy changes designed to expand housing opportunities:</p> <ul style="list-style-type: none"> • MTW Rent Standards that allow HANH to approve exception rents for the purposes of expanding housing opportunities,

MTW Initiative	Description
	<p>including expanded housing opportunities for families who require wheelchair accessible units.</p> <ul style="list-style-type: none"> ◦ MTW revised rent burden policies, that permit families, after the first year of program participation, to lease an apartment that requires a family contribution greater than 30% of their income, provided that the family's rent burden may not exceed 40% of income.
SEMAP waivers	<p>SEMAP is the standard assessment tool that HUD uses to evaluate Section 8 program administration of all public housing agencies. Because HANH's MTW authority permits HANH to develop and test alternate procedures for its Section 8 program, standard SEMAP measures may not effectively evaluate alternate MTW procedures. Due to HANH's MTW status, HANH has already received waivers of two SEMAP indicators:</p> <ul style="list-style-type: none"> ◦ Indicator #9, requiring Annual Reexamination of every resident, is waived as HANH's MTW policies permit bi-annual recertifications. ◦ Indicator #13, measuring HANH's Lease Up Rate, is waived as an inaccurate measure, given HANH's MTW block grant funding. <p>With the implementation of Rent Simplification Policies and alternate inspection policies, HANH will request waivers of additional SEMAP measures that will no longer be applicable, including:</p> <ul style="list-style-type: none"> ◦ Indicator #3, Determination of Adjusted Income; ◦ Indicator #10, Correct Tenant Rent Calculations; and ◦ Indicator #12, Annual HQS Inspections.
PHAS waiver	<p>PHAS is the standard assessment tool that HUD uses for evaluating public housing agencies' management of their public housing programs. Because of HANH's MTW authority, PHAS program standards and evaluation measures would not accurately evaluate HANH performance. HANH has received a waiver of PHAS scoring throughout its MTW status.</p>
TDCs	<p>HANH's MTW Agreement allows HANH to establish its own local determinations of the Total Development Costs (TDCs) appropriate for unit acquisition and development. HANH's TDCs were derived from costs from the Quinnipiac Terrace development, which reflect local marketplace conditions for quality construction in the New Haven Region. HANH's TDCs are provided as an attachment to the Capital Planning Section of this MTW Plan.</p>
Property Acquisition	<p>HANH's MTW Agreement allows HANH to acquire scattered site properties without prior HUD approval, provided that HANH's actions are guided by an overall acquisition plan. HANH has established an Acquisition Plan to guide HANH's property acquisitions so that we may proceed and close on properties timely,</p>

MTW Initiative	Description
	without the potentially lengthy delay of HUD's approval process, prior to closings. HANH's Acquisition Plan is provided as an attachment to the Capital Planning section of this MTW Plan.

3. Households Served

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

A. Current and Projected Number of Households Served

HANH's housing programs currently serve 4,599 households. This includes 1,539 households who live in public housing developments, and 3,060 households who receive Section 8 (HCV) assistance.

HANH projects that, by the end of FY 2008, HANH will serve 5,232 total families. This includes 1,812 families who live in public housing developments, and 3,420 families who receive Section 8 (HCV) assistance. This represents an increase of 633 households served during FY 2008.

Households Served: Current (May 2007) and Projected (Sept 30, 2008)

Housing Program & Type	Current	Projected	Change
Public Housing			
General Occupancy	824	1,010	+ 186
Mixed Population	643	719	+ 76
Elderly	72	83	+ 11
Public Housing Subtotal	1,539	1,812	+ 273
Section 8 (HCV)	3,060	3,420	+ 360
HANH Total	4,599	5,232	+ 633

Detailed tables, providing current and projected occupancy for each public housing development, are provided at the end of this Section.

B. Households Served by Bedroom Size

The following table provides the current number of households served by housing type and bedroom size (or voucher size). A detailed table providing the number of households served by individual public housing development follows later in this Section.

Current Households Served by Bedroom Size (May 31, 2007)

Housing Program & Type	0	1	2	3	4	5+	Total
Public Housing							
General Occupancy	0	7	370	333	97	17	824
Mixed Population	386	253	4	0	0	0	643
Elderly	5	67	0	0	0	0	72
Public Housing Subtotal	391	327	374	333	97	17	1,539
Section 8 (HCV)	90	508	1,104	1,059	243	56	3,060
HANH Total	481	835	1,478	1,392	340	73	4,599

C. 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 the 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-Designated (Eld) housing. More detailed tables, with race and ethnicity counts and percentages for each public housing development, follows at the end of this Section.

Race and Ethnicity of Current Households Served (May 31, 2007)

Ethnicity & Race	Public Housing				Sec 8	HANH Total
	GO	MP	Eld	Total		
Hispanic						
White	19%	14%	8%	16%	27%	24%
Black	1%	2%	0%	1%	3%	2%
AI/AN *	0%	0%	0%	0%	0%	0%
Asian	1%	1%	0%	1%	3%	2%
NH/OPI *	0%	0%	0%	0%	0%	0%
Total Hispanic	21%	17%	8%	19%	33%	28%
Non-Hispanic						
White	4%	19%	10%	10%	11%	11%
Black	75%	64%	82%	71%	56%	61%
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	79%	83%	92%	81%	67%	72%

* AI/AN = American Indian/Alaska Native

NH/OPI = Native Hawaiian/Other Pacific Islander

E. 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, with counts and percentages for each public housing development follows at the end of this Section.

Admission to HANH's housing programs is limited to persons who are low income, which is defined as less than 80% of the area median income. The majority of households served by HANH's housing programs are extremely low income, with incomes below 30% of the area median (column labeled "< 30%"). Households with incomes between 30% and 50% of the area median are considered to be very low income (column labeled "30-50%"). A handful of current households have incomes above 80% of the area median, and are no longer considered to be low income (column labeled ">80%").

Income Levels of Current Households Served (May 31, 2007)

Housing Program & Type	< 30%	30-50%	50-80%	> 80%
Public Housing				
General Occupancy	73%	18%	8%	1%
Mixed Population	92%	6%	1%	0%
Elderly	82%	18%	0%	0%
Public Housing Subtotal	82%	13%	4%	1%
Section 8 (HCV)	74%	19%	6%	0%
HANH Total	77%	17%	5%	1%

HANH LIPH Occupancy by Bedroom Size (May 31, 2007)

AMP & Development	Bedroom Size of Unit							Total
	0	1	2	3	4	5	6+	
General Occupancy								
1 4-37 Westville Manor	0	0	29	61	28	11	0	129
2 4-36 Brookside	0	0	0	0	0	0	0	0
4 4-35 McConaughy Terrace	0	0	134	24	6	0	0	164
5 4-15 Dev #15 County Street	0	0	1	3	1	0	1	6
4-29 Valley Townhouses	0	0	8	16	12	3	0	39
4-30 Waverly Townhouses	0	0	19	20	9	0	0	48
Total AMP #5	0	0	28	39	22	3	1	93
10 4-04 Farnam Courts	0	7	123	67	21	0	0	218
12 4-03 Quinnipiac Terrace	0	0	0	0	0	0	0	0
4-72 QT Phase 1	0	0	45	9	4	0	0	58
QT Phase 2	0	0	0	0	0	0	0	0
Quinnipiac Ridge	0	0	0	0	0	0	0	0
Total AMP #12	0	0	45	9	4	0	0	58
13 4-34 Eastview Terrace	0	0	0	0	0	0	0	0
14 4-23 Essex Townhouses	0	0	11	11	7	0	0	29
Cisneros Scattered Sites	0	0	0	122	9	2	0	133
Total AMP #14	0	0	11	133	16	2	0	162
Total General Occupancy	0	7	370	333	97	16	1	824
Mixed Population								
3 4-14 Ribicoff Cottages	0	36	0	0	0	0	0	36
4-24 Ribicoff Extension	16	40	0	0	0	0	0	56
Total AMP #3	16	76	0	0	0	0	0	92
7 4-12 Crawford Manor	41	41	2	0	0	0	0	84
4-31 William T. Rowe	52	17	0	0	0	0	0	69
Total AMP #7	93	58	2	0	0	0	0	153
8 4-28 McQueeney Towers	91	16	0	0	0	0	0	107
9 4-16 Robert T. Wolfe	53	10	2	0	0	0	0	65
4-26 Valentina Macri Court	11	3	0	0	0	0	0	14
4-11 Winslow-Celentano	14	20	0	0	0	0	0	34
Total AMP #9	78	33	2	0	0	0	0	113
11 4-40 Fairmont Heights	36	52	0	0	0	0	0	88
4-22 Ruoppolo Manor	72	18	0	0	0	0	0	90
Total AMP #11	108	70	0	0	0	0	0	178
Total Mixed Population	386	253	4	0	0	0	0	643
Elderly Designated								
6 4-18 Constance B. Motley	5	35	0	0	0	0	0	40
4-08 Katharine Harvey Terrace	0	16	0	0	0	0	0	16
4-09 Newhall Gardens	0	16	0	0	0	0	0	16
4-10 Prescott Bush Mall	0	0	0	0	0	0	0	0
Total Elderly Designated	5	67	0	0	0	0	0	72
Total Public Housing Units	391	327	374	333	97	16	1	1,539

File: LIPH Demographics d1 (BR Size)

HANH's Projected Occupancy & Vacancy Rate for FY 2008

AMP & Development Name	Total Units	Offsite				Total Offsite	Total Offsite	Occupied	Routine Vacancy	Vacancy Rate
		Merged	Nonwell	Day	Capital					
HANH LIPH General Occupancy										
1 4-37 Westville Manor	151	0	5	0	0	5	146	159	7	5%
2 4-36 Brookside	295	0	0	295	0	295	0	0	0	0%
4 4-35 McConaughy Terrace	201	0	6	0	0	6	195	185	10	5%
5 4-15 County & Henry Streets	6	0	0	0	0	0	6	6	0	0%
4-29 Valley Townhouses	40	0	1	0	0	1	39	37	2	5%
4-30 Waverly Townhouses	52	0	2	0	0	2	50	48	2	4%
10 4-04 Farnam Courts	240	0	6	0	0	6	234	222	11	5%
12 4-03 Quinnipiac Terrace	0	0	0	0	0	0	0	0	0	0%
4-72 QT Revitalization	189	0	0	0	0	0	189	180	9	5%
13 4-34 Eastview Terrace	142	0	0	142	0	142	0	0	0	0%
14 4-23 Essex	35	0	2	0	0	2	33	31	2	6%
4-44+ Cisneros Scattered Sites	176	0	0	0	6	6	170	162	8	5%
Total General Occupancy	1527	0	22	437	6	465	1062	1010	51	5%
HANH LIPH Mixed Population										
3 4-14 Ribicoff Cottage	40	0	0	0	0	0	40	38	2	5%
4-24 Ribicoff Extension	80	20	1	0	0	21	59	56	3	5%
7 4-12 George Crawford Manor	109	0	2	0	0	2	107	102	5	5%
4-31 William T. Rowe	176	3	2	102	0	107	69	66	3	4%
8 4-28 Charles T. McQueeney	150	0	7	0	36	43	107	102	5	5%
9 4-16 Robert T. Wolfe	93	0	5	0	0	5	88	84	4	5%
4-26 Valentina Macri Court	17	0	2	0	0	2	15	14	1	7%
4-11 Winslow Celentano	65	0	2	0	0	2	63	60	3	5%
11 4-40 Fairmont Heights	98	0	3	0	0	3	95	90	5	5%
4-22 Ruoppolo Manor	116	0	3	0	0	3	113	107	6	5%
Total Mixed Population	944	23	27	102	36	188	756	719	37	5%
HANH LIPH Elderly-Designated										
6 4-18 Constance B. Motley	63	18	0	0	0	18	45	43	2	4%
4-08 Katherine Harvey Terrace	23	6	1	0	0	7	16	15	1	6%
4-09 Newhall Gardens	36	10	0	0	0	10	26	25	1	4%
4-10 Prescott Bush	60	0	0	60	0	60	0	0	0	0%
Total Elderly Designated	182	34	1	60	0	95	87	83	4	5%
Total Units	2653	57	50	599	42	748	1905	1812	92	5%

File: Vacancy d1 (Sheet: Projected)

Race and Ethnicity of HANH Public Housing Households (May 31, 2007)

AMP & Development	Hispanic *						Non-Hispanic *						Total
	White	Black	AIAN	Asian	NHOPI	Total	White	Black	AIAN	Asian	NHOPI	Total	
General Occupancy													
1 4-37 Westville Manor	11	0	0	1	0	12	6	111	0	0	0	117	129
2 4-36 Brookside	0	0	0	0	0	0	0	0	0	0	0	0	0
4 4-35 McConaughy Terrace	12	1	0	1	0	14	9	141	0	0	0	150	164
5 4-15 Dev #15 County Street	2	0	0	0	0	2	0	4	0	0	0	4	6
4-29 Valley Townhouses	6	0	0	0	0	6	0	33	0	0	0	33	39
4-30 Waverly Townhouses	7	0	0	1	0	8	1	39	0	0	0	40	48
Total AMP #5	15	0	0	1	0	16	1	76	0	0	0	77	93
10 4-04 Farnam Courts	55	6	0	4	0	65	14	138	0	1	0	153	218
12 4-03 Quinnipiac Terrace	0	0	0	0	0	0	0	0	0	0	0	0	0
4-72 QT Phase 1	19	2	0	0	0	21	1	36	0	0	0	37	58
QT Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0
Quinnipiac Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0
Total AMP #12	19	2	0	0	0	21	1	36	0	0	0	37	58
13 4-34 Eastview Terrace	0	0	0	0	0	0	0	0	0	0	0	0	0
14 4-23 Essex Townhouses	12	0	0	1	0	13	2	14	0	0	0	16	29
Cisneros Scattered Sites	29	0	0	2	0	31	2	100	0	0	0	102	133
Total AMP #14	41	0	0	3	0	44	4	114	0	0	0	118	162
Total General Occupancy	153	9	0	10	0	172	35	616	0	1	0	652	824
Mixed Population													
3 4-14 Ribicoff Cottages	2	0	0	0	0	2	3	31	0	0	0	34	36
4-24 Ribicoff Extension	3	2	0	0	0	5	3	48	0	0	0	51	56
Total AMP #3	5	2	0	0	0	7	6	79	0	0	0	85	92
7 4-12 Crawford Manor	10	0	0	1	0	11	16	57	0	0	0	73	84
4-31 William T. Rowe	6	0	0	1	0	7	11	49	0	2	0	62	69
Total AMP #7	16	0	0	2	0	18	27	106	0	2	0	135	153
8 4-28 McQueeney Towers	21	3	0	0	0	24	24	59	0	0	0	83	107
9 4-16 Robert T. Wolfe	15	0	0	0	0	15	10	40	0	0	0	50	65
4-26 Valentina Macri Court	6	0	1	0	0	7	2	5	0	0	0	7	14
4-11 Winslow-Celentano	5	3	0	1	0	9	7	18	0	0	0	25	34
Total AMP #9	26	3	1	1	0	31	19	63	0	0	0	82	113
11 4-40 Fairmont Heights	9	0	0	0	0	9	26	53	0	0	0	79	88
4-22 Ruoppolo Manor	16	3	0	1	0	20	17	53	0	0	0	70	90
Total AMP #11	25	3	0	1	0	29	43	106	0	0	0	149	178
Total Mixed Population	93	11	1	4	0	109	119	413	0	2	0	534	643
Elderly Designated													
6 4-18 Constance B. Motley	2	0	0	0	0	2	7	31	0	0	0	38	40
4-08 Katharine Harvey Terrace	4	0	0	0	0	4	0	12	0	0	0	12	16
4-09 Newhall Gardens	0	0	0	0	0	0	0	16	0	0	0	16	16
4-10 Prescott Bush Mall	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Elderly Designated	6	0	0	0	0	6	7	59	0	0	0	66	72
Total Public Housing Units	252	20	1	14	0	287	161	1,088	0	3	0	1,252	1,539

File: LIPH Demographics d1 (Sheet RaceEth)

* Race Categories: "Black"=Black/African American; "AIAN"=American Indian/Alaska Native; "NHOPI"=Native Hawaiian/Other Pacific Islander.

Race and Ethnicity of HANH Public Housing Households (Percent) (May 31, 2007)

AMP & Development	Hispanic *						Non-Hispanic *						Total
	White	Black	AIAN	Asian	NHOPI	Total	White	Black	AIAN	Asian	NHOPI	Total	
General Occupancy													
1 4-37 Westville Manor	9%	0%	0%	1%	0%	9%	5%	86%	0%	0%	0%	91%	100%
2 4-36 Brookside	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4 4-35 McConaughy Terrace	7%	1%	0%	1%	0%	9%	5%	86%	0%	0%	0%	91%	100%
5 4-15 Dev #15 County Street	33%	0%	0%	0%	0%	33%	0%	67%	0%	0%	0%	67%	100%
4-29 Valley Townhouses	15%	0%	0%	0%	0%	15%	0%	85%	0%	0%	0%	85%	100%
4-30 Waverly Townhouses	15%	0%	0%	2%	0%	17%	2%	81%	0%	0%	0%	83%	100%
Total AMP #5	16%	0%	0%	1%	0%	17%	1%	82%	0%	0%	0%	83%	100%
10 4-04 Farnam Courts	25%	3%	0%	2%	0%	30%	6%	63%	0%	0%	0%	70%	100%
12 4-03 Quinpiac Terrace	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4-72 QT Phase 1	33%	3%	0%	0%	0%	36%	2%	62%	0%	0%	0%	64%	100%
QT Phase 2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Quinpiac Ridge	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total AMP #12	33%	3%	0%	0%	0%	36%	2%	62%	0%	0%	0%	64%	100%
13 4-34 Eastview Terrace	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
14 4-23 Essex Townhouses	41%	0%	0%	3%	0%	45%	7%	48%	0%	0%	0%	55%	100%
Cisneros Scattered Sites	22%	0%	0%	2%	0%	23%	2%	75%	0%	0%	0%	77%	100%
Total AMP #14	25%	0%	0%	2%	0%	27%	2%	70%	0%	0%	0%	73%	100%
Total General Occupancy	19%	1%	0%	1%	0%	21%	4%	75%	0%	0%	0%	79%	100%
Mixed Population													
3 4-14 Ribicoff Cottages	6%	0%	0%	0%	0%	6%	8%	86%	0%	0%	0%	94%	100%
4-24 Ribicoff Extension	5%	4%	0%	0%	0%	9%	5%	86%	0%	0%	0%	91%	100%
Total AMP #3	5%	2%	0%	0%	0%	8%	7%	86%	0%	0%	0%	92%	100%
7 4-12 Crawford Manor	12%	0%	0%	1%	0%	13%	19%	68%	0%	0%	0%	87%	100%
4-31 William T. Rowe	9%	0%	0%	1%	0%	10%	16%	71%	0%	3%	0%	90%	100%
Total AMP #7	10%	0%	0%	1%	0%	12%	18%	69%	0%	1%	0%	88%	100%
8 4-28 McQueeney Towers	20%	3%	0%	0%	0%	22%	22%	55%	0%	0%	0%	78%	100%
9 4-16 Robert T. Wolfe	23%	0%	0%	0%	0%	23%	15%	62%	0%	0%	0%	77%	100%
4-26 Valentina Macri Court	43%	0%	7%	0%	0%	50%	14%	36%	0%	0%	0%	50%	100%
4-11 Winslow-Celentano	15%	9%	0%	3%	0%	26%	21%	53%	0%	0%	0%	74%	100%
Total AMP #9	23%	3%	1%	1%	0%	27%	17%	56%	0%	0%	0%	73%	100%
11 4-40 Fairmont Heights	10%	0%	0%	0%	0%	10%	30%	60%	0%	0%	0%	90%	100%
4-22 Ruoppolo Manor	18%	3%	0%	1%	0%	22%	19%	59%	0%	0%	0%	78%	100%
Total AMP #11	14%	2%	0%	1%	0%	16%	24%	60%	0%	0%	0%	84%	100%
Total Mixed Population	14%	2%	0%	1%	0%	17%	19%	64%	0%	0%	0%	83%	100%
Elderly Designated													
6 4-18 Constance B. Motley	5%	0%	0%	0%	0%	5%	18%	78%	0%	0%	0%	95%	100%
4-08 Katharine Harvey Terrace	25%	0%	0%	0%	0%	25%	0%	75%	0%	0%	0%	75%	100%
4-09 Newhall Gardens	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	100%
4-10 Prescott Bush Mall	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Elderly Designated	8%	0%	0%	0%	0%	8%	10%	82%	0%	0%	0%	92%	100%
Total Public Housing Units	16%	1%	0%	1%	0%	19%	10%	71%	0%	0%	0%	81%	100%

File: LIPH Demographics d1 (Sheet RaceEth)

* Race Categories: "Black"=Black/African American; "AIAN"=American Indian/Alaska Native; "NHOPI"=Native Hawaiian/Other Pacific Islander.

Family Incomes as Percent of Median (May 31, 2007)

AMP & Development	Income Level				Total
	<30%	30-50%	50-80%	>80%	
General Occupancy					
1 4-37 Westville Manor	89	22	13	5	129
2 4-36 Brookside	0	0	0	0	0
4 4-35 McConaughy Terrace	124	29	8	3	164
5 4-15 Dev #15 County Street	5	0	1	0	6
4-29 Valley Townhouses	29	5	4	1	39
4-30 Waverly Townhouses	34	9	5	0	48
Total AMP #5	68	14	10	1	93
10 4-04 Farnam Courts	174	35	9	0	218
12 4-03 Quinnipiac Terrace	0	0	0	0	0
4-72 QT Phase 1	35	15	8	0	58
QT Phase 2	0	0	0	0	0
Quinnipiac Ridge	0	0	0	0	0
Total AMP #12	35	15	8	0	58
13 4-34 Eastview Terrace	0	0	0	0	0
14 4-23 Essex Townhouses	26	2	1	0	29
Cisneros Scattered Sites	87	31	14	1	133
Total AMP #14	113	33	15	1	162
Total General Occupancy	603	148	63	10	824
Mixed Population					
3 4-14 Ribicoff Cottages	29	5	2	0	36
4-24 Ribicoff Extension	51	5	0	0	56
Total AMP #3	80	10	2	0	92
7 4-12 Crawford Manor	75	6	1	2	84
4-31 William T. Rowe	68	1	0	0	69
Total AMP #7	143	7	1	2	153
8 4-28 McQueeney Towers	99	8	0	0	107
9 4-16 Robert T. Wolfe	63	2	0	0	65
4-26 Valentina Macri Court	14	0	0	0	14
4-11 Winslow-Celentano	33	1	0	0	34
Total AMP #9	110	3	0	0	113
11 4-40 Fairmont Heights	77	8	3	0	88
4-22 Ruoppolo Manor	85	5	0	0	90
Total AMP #11	162	13	3	0	178
Total Mixed Population	594	41	6	2	643
Elderly Designated					
6 4-18 Constance B. Motley	30	10	0	0	40
4-08 Katharine Harvey Terrace	16	0	0	0	16
4-09 Newhall Gardens	13	3	0	0	16
4-10 Prescott Bush Mall	0	0	0	0	0
Total Elderly Designated	59	13	0	0	72
Total Public Housing Units	1,256	202	69	12	1,539

File: LIPH Demographics d1 (Sheet Income)

Family Incomes as Percent of Median (Percent of Families) (May 31, 2007)

AMP & Development	Income Level				Total
	<30%	30-50%	50-80%	>80%	
General Occupancy					
1 4-37 Westville Manor	69%	17%	10%	4%	100%
2 4-36 Brookside	0%	0%	0%	0%	0%
4 4-35 McConaughy Terrace	76%	18%	5%	2%	100%
5 4-15 Dev #15 County Street	83%	0%	17%	0%	100%
4-29 Valley Townhouses	74%	13%	10%	3%	100%
4-30 Waverly Townhouses	71%	19%	10%	0%	100%
Total AMP #5	73%	15%	11%	1%	100%
10 4-04 Farnam Courts	80%	16%	4%	0%	100%
12 4-03 Quinnipiac Terrace	0%	0%	0%	0%	0%
4-72 QT Phase 1	60%	26%	14%	0%	100%
QT Phase 2	0%	0%	0%	0%	0%
Quinnipiac Ridge	0%	0%	0%	0%	0%
Total AMP #12	60%	26%	14%	0%	100%
13 4-34 Eastview Terrace	0%	0%	0%	0%	0%
14 4-23 Essex Townhouses	90%	7%	3%	0%	100%
Cisneros Scattered Sites	65%	23%	11%	1%	100%
Total AMP #14	70%	20%	9%	1%	100%
Total General Occupancy	73%	18%	8%	1%	100%
Mixed Population					
3 4-14 Ribicoff Cottages	81%	14%	6%	0%	100%
4-24 Ribicoff Extension	91%	9%	0%	0%	100%
Total AMP #3	87%	11%	2%	0%	100%
7 4-12 Crawford Manor	89%	7%	1%	2%	100%
4-31 William T. Rowe	99%	1%	0%	0%	100%
Total AMP #7	93%	5%	1%	1%	100%
8 4-28 McQueeney Towers	93%	7%	0%	0%	100%
9 4-16 Robert T. Wolfe	97%	3%	0%	0%	100%
4-26 Valentina Macri Court	100%	0%	0%	0%	100%
4-11 Winslow-Celentano	97%	3%	0%	0%	100%
Total AMP #9	97%	3%	0%	0%	100%
11 4-40 Fairmont Heights	88%	9%	3%	0%	100%
4-22 Ruoppolo Manor	94%	6%	0%	0%	100%
Total AMP #11	91%	7%	2%	0%	100%
Total Mixed Population	92%	6%	1%	0%	100%
Elderly Designated					
6 4-18 Constance B. Motley	75%	25%	0%	0%	100%
4-08 Katharine Harvey Terrace	100%	0%	0%	0%	100%
4-09 Newhall Gardens	81%	19%	0%	0%	100%
4-10 Prescott Bush Mall	0%	0%	0%	0%	0%
Total Elderly Designated	82%	18%	0%	0%	100%
Total Public Housing Units	82%	13%	4%	1%	100%

File: LIPH Demographics d1 (Sheet Income)

4. HANH's Housing Inventory

This Section provides information about the total housing resources available in HANH's public housing program, Section 8 (HCV) programs, and other low-income housing in HANH public housing developments. It includes both ACC and non-ACC units in mixed-finance developments, including low-income housing owned by HANH partners in mixed-finance redevelopment projects.

A. Section 8 (HCV) Inventory

HANH administers 4,520 total Section 8 (HCV) vouchers. The following table describes HANH's Section 8 (HCV) voucher stock.

MTW Vouchers	Total MTW Vouchers	4,379
Non-MTW Vouchers	SRO/Mod Rehab	80
	Fair Haven Elderly	61
	Total Non-MTW Vouchers	141
Total All Vouchers		4,520

HANH's voucher inventory includes 141 vouchers committed to specific HUD-funded development projects. These 141 "non-MTW" vouchers and their corresponding budget authority may be used only for their specific purpose and may not be used for other MTW purposes.

HANH's MTW voucher inventory includes 4,379 vouchers and corresponding budget authority that may be used for HANH's MTW purposes. This includes 491 vouchers awarded specifically for budget authority for West Rock redevelopment. The MTW vouchers include new allocations in recent years for Eastview Terrace relocation (30 vouchers), Ethan Gardens (28 vouchers), and Canterbury Gardens (34 vouchers). HANH does not anticipate an increase in its voucher inventory during FY 2008.

B. HANH's Current Low-Income Housing Inventory

HANH's current low-income housing stock includes 2,524 total units. The following table provides a summary of HANH's current low-income housing by housing type and bedroom size. The column labeled "M" provides counts of merged/conversion units (units merged with an adjacent unit in order to create a larger apartment). A more detailed table with unit counts for each public housing development follows later in this Section.

HANH Public Housing Units by BR Size (May 31, 2007)

Housing Type	Bedroom Size									Total
	0	1	2	3	4	5	6	7	M	
General Occupancy	0	7	619	567	171	31	1	2	0	1,398
Mixed Population	588	325	8	0	0	0	0	0	23	944
Elderly Designated	31	109	8	0	0	0	0	0	34	182
HANH Total	619	441	635	567	171	31	1	2	57	2,524

The current total number of units represents a relatively small change from last year. In May 2006, HANH had 2,543 total units, which is 19 units more than HANH reports today. The explanation for this reduction of 19 units is described below.

Changes in HANH's Housing Stock FY 2007 to FY 2008

Units	Explanation of Change
-101	Remaining Quinnipiac Terrace units demolished
+ 81	New Quinnipiac Terrace revitalization units completed
+ 1	New scattered site unit (555 Fountain) completed and on-line
- 19	Total Change

C. Changes in HANH's Housing Stock During MTW Status

HANH's current housing stock of 2,524 reflects a reduction of more than 400 units since the beginning of HANH's MTW status, when HANH's housing stock included 2,965 total units. The vast majority of this reduction is due to units demolished for redevelopment. 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 the end of this Section.

All current and historical inventory counts have been adjusted to correct an error in prior unit counts for Development #4-15, County and Henry Streets. While this development was under modernization, it had previously been reported to have 6 total units. It has 7 total units.

HANH Low-Income Housing Stock During MTW Status (2003-2007)

Housing Type	5/03	6/04	5/05	5/06	5/07	Change
General Occupancy	1,839	1,562	1,560	1,417	1,398	-441
Mixed Population	1,126	1,126	1,126	944	944	-182
Elderly Designated	0	0	0	182	182	+182
HANH Total	2,965	2,688	2,686	2,543	2,524	-441

The above table indicates a reduction of 182 units in HANH's Mixed Population housing, and a corresponding increase of 182 units in Elderly Designated housing, reflecting HANH's 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 reduction of 441 units in HANH's low-income housing stock during MTW status is due to demolition or disposition of General Occupancy units, as described below. The majority is due to inventory changes related to redevelopment. This FY 2008 Plan is the first MTW Annual Plan in which HANH also reports inventory changes due to new units coming on-line after redevelopment is completed, with 81 new Quinnipiac Terrace HOPE VI Revitalization units completed and occupied.

Changes in HANH's Housing Stock During MTW Status (2003 to 2007)

Units	Explanation of Change
- 195	Demolition of Rockview for West Rock redevelopment in FY 2004
- 12	Demolition of Riverview for QT HOPE VI Revitalization in FY 2004
- 36	Demolition of Sheffield Manor in FY 2004
- 34	Disposition of Winter Gardens for redevelopment by City and TCB in FY 2004
- 2	Disposition of 2 units at Dev #4-15 County & Henry Streets in FY 2005
- 143	Partial demolition of Quinnipiac Terrace for HOPE VI Revitalization in FY 2006
- 101	Completed demolition of Quinnipiac Terrace for HOPE VI Revitalization in FY 2007
+ 81	Quinnipiac Terrace HOPE VI Revitalization new units completed and on-line in FY 2007
+ 1	New <i>Cisneros</i> scattered site unit (555 Fountain) completed and on-line in FY 2007
- 441	Total Change

D. HANH's Projected Low-Income Housing Stock for FY 2008

HANH's current low-income housing stock includes 2,524 total units. By the end of FY 2008 (September 30, 2008), HANH projects that its low-income housing stock will include 2,477 total units. This represents a new reduction of 47 units.

The following table provides a summary comparison of HANH's current actual housing stock to HANH's projected housing stock for the end of FY 2008. A detailed table showing the current and projected unit counts for each development follows at the end of this Section.

Projected Change in HANH Low-Income Housing Stock for 09/30/08

Housing Type	Current	Projected	Change
General Occupancy	1,398	1,351	- 47
Mixed Population	944	944	0
Elderly Designated	182	182	0
HANH Total	2,524	2,477	- 47

The projected inventory count, with a reduction of 47 units, represents both demolition plans (for Eastview and Brookside redevelopment), as well as new units coming on-line. The following is a detailed explanation for projected inventory changes during FY 2008.

Projected Changes in HANH's Housing Stock During FY 2008

Units	Explanation of Change
- 118	Demolition of Brookside units (estimated) for redevelopment
- 52	Demolition of Eastview Terrace units for redevelopment
- 1	Disposition of 39 County Street (Dev #4-15)
+ 79	Quinnipiac Terrace HOPE VI Revitalization Phase 2 units completed and on-line
+ 29	Quinnipiac Terrace HOPE VI Revitalization off-site units completed and on-line
+ 6	Cisneros scattered site turnkey (Fulton Street) completed and on-line
+ 3	Cisneros scattered site units (859 Woodward Ave) completed and on-line
+ 1	Cisneros scattered site unit (21 Longhill Ave) completed and on-line
+ 6	Cisneros scattered site units new acquisition completed and on-line (+6 under construction)
- 47	Total Change

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 2002, HANH received HUD approval for elderly designation of 182 units in 4 HANH developments. HANH's designated housing plan includes the following developments:

Project #	Project Name	Total Units	Designated Units		Population
			#	%	
Elm Haven/Monterey Place HOPE VI Revitalization					
CT 4-25	Edith Johnson	95	95	100%	Elderly
CT 4-67	Monterey Place	45	45	100%	Elderly
Subtotal		130	130	100%	Elderly
HANH-managed LIPH Developments					
CT 4-8	Katherine Harvey Terrace	23	23	100%	Elderly
CT 4-9	Newhall Gardens	36	36	100%	Elderly
CT 4-10	Prescott Bush Mall	60	60	100%	Elderly
CT 4-18	Constance Baker Motley	63	63	100%	Elderly
Subtotal		182	182	100%	Elderly

HUD approval of HANH's Designation Plan is effective for a five-year term. Thereafter, HANH must request approval of the Designation Plan every two years. In 2005, HANH received HUD approval to continue its elderly designation plan. HANH is currently requesting HUD approval to continue its elderly designation plan for the period of August 1, 2007 through July 31, 2009.

HANH does not intend to request designation of additional units during FY 2008.

The 4 HANH-managed elderly designated developments have been undergoing major modernization. Constance Baker Motley was completed in June 2005. Katharine Harvey Terrace was completed during FY 2006, and Newhall Gardens was completed shortly thereafter. Prescott Bush Mall is in design and projected for completion during 2008.

HANH's elderly-designation plan represents roughly 15% of HANH units for elderly and disabled persons. After accounting for elderly designation of these 4 developments, HANH's Mixed Population housing stock includes 944 units.

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 the Section 8 (HCV) Management Information Section of this Plan.

In addition to Section 8 commitments for persons with disabilities, HANH has also worked to develop additional housing opportunities targeted specifically to persons with disabilities within HANH's public housing program. In partnership with community service providers, HANH established the Ruoppolo Supportive Housing Program in 2001, which provides on-site intensive services for residents with disabilities, particularly behavioral health disabilities. The Ruoppolo Supportive Housing Program has 23 program slots for intensive services, but also provides a range of services to all residents in the development. During FY 2007, HANH expanded its supportive housing programs to 2 additional Mixed Population developments: Robert T. Wolfe (25 intensive service slots), and McQueeney Towers (30 intensive service slots).

HANH's Current Low-Income Housing Inventory (May 11, 2007)

AMP & Development Name	0	1	2	3	4	5	6	7	Merged	Total
HANH LIPH General Occupancy										
1 4-37 Westville Manor	0	0	35	70	29	17	0	0	0	151
2 4-36 Brookside	0	0	163	112	15	3	1	1	0	295
4 4-35 McConaughy Terrace	0	0	165	29	7	0	0	0	0	201
5 4-15 County & Henry Streets	0	0	2	3	1	0	0	1	0	7
4-29 Valley Townhouses	0	0	8	16	13	3	0	0	0	40
4-30 Waverly Townhouses	0	0	22	20	10	0	0	0	0	52
10 4-04 Farnam Courts	0	7	137	72	24	0	0	0	0	240
12 4-03 Quinpiac Terrace	0	0	0	0	0	0	0	0	0	0
4-72 QT Revitalization	0	0	55	18	8	0	0	0	0	81
13 4-34 Eastview Terrace	0	0	18	72	46	6	0	0	0	142
14 4-23 Essex	0	0	14	13	8	0	0	0	0	35
4-44+ Cisneros Scattered Sites	0	0	0	142	10	2	0	0	0	154
Total General Occupancy	0	7	619	567	171	31	1	2	0	1398
HANH LIPH Mixed Population										
3 4-14 Ribicoff Cottage	0	40	0	0	0	0	0	0	0	40
4-24 Ribicoff Extension	16	44	0	0	0	0	0	0	20	80
7 4-12 George Crawford Manor	52	52	5	0	0	0	0	0	0	109
4-31 William T. Rowe	138	35	0	0	0	0	0	0	3	176
8 4-28 Charles T. McQueeney	128	22	0	0	0	0	0	0	0	150
9 4-16 Robert T. Wolfe	77	14	2	0	0	0	0	0	0	93
4-26 Valentina Macri Court	11	6	0	0	0	0	0	0	0	17
4-11 Winslow Celentano	32	32	1	0	0	0	0	0	0	65
11 4-40 Fairmont Heights	42	56	0	0	0	0	0	0	0	98
4-22 Ruoppolo Manor	92	24	0	0	0	0	0	0	0	116
Total Mixed Population	588	325	8	0	0	0	0	0	23	944
HANH LIPH Elderly-Designated										
6 4-18 Constance B. Motley	8	37	0	0	0	0	0	0	18	63
4-08 Katherine Harvey Terrace	0	17	0	0	0	0	0	0	6	23
4-09 Newhall Gardens	0	26	0	0	0	0	0	0	10	36
4-10 Prescott Bush	23	29	8	0	0	0	0	0	0	60
Total Elderly Designated	31	109	8	0	0	0	0	0	34	182
Total Units	619	441	635	567	171	31	1	2	57	2524

File: LIPH Inventory d2 (Sheet: Current)

HANH Low-Income Housing Inventory During MTW (May 11, 2007)

AMP & Development Name	Actual Total Units (per MTW Plans)					Change 2003-2007
	5/2003	6/2004	5/2005	5/2006	5/2007	
HANH LIPH General Occupancy						
1 4-37 Westville Manor	151	151	151	151	151	0
2 4-36 Brookside	295	295	295	295	295	0
4 4-35 McConaughy Terrace	201	201	201	201	201	0
5 4-15 County & Henry Streets	9	9	7	7	7	-2
4-29 Valley Townhouses	40	40	40	40	40	0
4-30 Waverly Townhouses	52	52	52	52	52	0
10 4-04 Farnam Courts	240	240	240	240	240	0
12 4-03 Quinipiac Terrace	244	244	244	101	0	-244
4-72 QT Revitalization	0	0	0	0	81	81
13 4-34 Eastview Terrace	142	142	142	142	142	0
14 4-23 Essex	35	35	35	35	35	0
4-44+ Cisneros Scattered Sites	153	153	153	153	154	1
D 4-06 Rockview	195	0	0	0	0	-195
4-17 Riverview	12	0	0	0	0	-12
4-18 Sheffield Manor	36	0	0	0	0	-36
4-39 Winter Gardens	34	0	0	0	0	-34
Total General Occupancy	1,839	1,562	1,560	1,417	1,398	-441
HANH LIPH Mixed Population						
3 4-14 Ribicoff Cottage	40	40	40	40	40	0
4-24 Ribicoff Extension	80	80	80	80	80	0
7 4-12 George Crawford Manor	109	109	109	109	109	0
4-31 William T. Rowe	176	176	176	176	176	0
8 4-28 Charles T. McQueeney	150	150	150	150	150	0
9 4-16 Robert T. Wolfe	93	93	93	93	93	0
4-26 Valentina Macri Court	17	17	17	17	17	0
4-11 Winslow Celentano	65	65	65	65	65	0
11 4-40 Fairmont Heights	98	98	98	98	98	0
4-22 Ruoppolo Manor	116	116	116	116	116	0
6 4-18 Constance B. Motley	63	63	63			-63
4-08 Katherine Harvey Terrace	23	23	23			-23
4-09 Newhall Gardens	36	36	36			-36
4-10 Prescott Bush	60	60	60			-60
Total Mixed Population	1,126	1,126	1,126	944	944	-182
HANH LIPH Elderly-Designated						
6 4-18 Constance B. Motley				63	63	63
4-08 Katherine Harvey Terrace				23	23	23
4-09 Newhall Gardens				36	36	36
4-10 Prescott Bush				60	60	60
Total Elderly Designated	0	0	0	182	182	182
Total Units	2,965	2,688	2,686	2,543	2,524	-441

File: LIPH Inventory d2 (Sheet: MTW)

HANH's Projected Low-Income Housing Inventory for End of FY 2008

AMP & Development Name	Current 5/2007	Projected 9/30/2008	Change	Explanation
HANH LIPH General Occupancy				
1 4-37 Westville Manor	151	151	0	
2 4-36 Brookside	295	177	-118	Demolition
4 4-35 McConaughy Terrace	201	201	0	
5 4-15 County & Henry Streets	7	6	-1	Disposition of 39 County
4-29 Valley Townhouses	40	40	0	
4-30 Waverly Townhouses	52	52	0	
10 4-04 Farnam Courts	240	240	0	
12 4-03 Quinnipiac Terrace	0	0	0	
4-72 QT Revitalization	81	189	108	79 Phase 2 units; 29 Q Ridge units
13 4-34 Eastview Terrace	142	90	-52	Demolition related to development
14 4-23 Essex	35	35	0	
4-44+ Cisneros Scattered Sites	154	170	16	16 units complete, 6 more in progress
Total General Occupancy	1398	1351	-47	
HANH LIPH Mixed Population				
3 4-14 Ribicoff Cottage	40	40	0	
4-24 Ribicoff Extension	80	80	0	
7 4-12 George Crawford Manor	109	109	0	
4-31 William T. Rowe	176	176	0	
8 4-28 Charles T. McQueeney	150	150	0	
9 4-16 Robert T. Wolfe	93	93	0	
4-26 Valentina Macri Court	17	17	0	
4-11 Winslow Celentano	65	65	0	
11 4-40 Fairmont Heights	98	98	0	
4-22 Ruoppolo Manor	116	116	0	
Total Mixed Population	944	944	0	
HANH LIPH Elderly-Designated				
6 4-18 Constance B. Motley	63	63	0	
4-08 Katherine Harvey Terrace	23	23	0	
4-09 Newhall Gardens	36	36	0	
4-10 Prescott Bush	60	60	0	
Total Elderly Designated	182	182	0	
Total Units	2524	2477	-47	

File: LIPH Inventory d2 (Sheet: Projected)

5. Sources and Uses of Funds

This Section provides HANH's FY 2008 operating budget for HANH's public housing and Section 8 programs.

HANH FY 2008 BUDGET: LIPH & S8

ACCT #	DESCRIPTION	LIPH	3,200 Section 8
REVENUE ACCOUNTS			
311000	DWELLING RENTAL	\$5,306,901	\$0
311002	TENANT STIPENDS	(\$104,755)	\$0
311003	TENANT DEFAULTS	(\$29,301)	\$0
311004	TENANT REFUNDS	(\$51,760)	\$0
311100	FSS RENT CONTRA	\$0	\$0
319000	NONDWELLING RENTAL	\$17,400	\$0
311005	VACANCY LOSS	(\$838,721)	\$0
361000	INTEREST ON INVESTMENTS	\$289,590	\$0
369000	OTHER INCOME	\$208,722	\$0
369500	OPERATING FUND TRANSFERS IN/(OUT)	\$0	(\$8,785,640)
369900	EARNED FEES	\$5,460,653	\$0
802000	C/Y CONTRIBUTION EARNED - OP SUBSIDY	\$7,047,782	\$41,314,480
802000	C/Y CONTRIBUTION EARNED - OP ADD-ONS	\$4,954,797	\$0
TOTAL OF REVENUE ACCOUNTS:		\$22,261,307	\$32,528,840
EXPENSE ACCOUNTS			
ADMINISTRATIVE			
411000	ADMINISTRATIVE SALARIES	\$2,842,869	\$1,886,375
412001	COMPENSATED ABSENCES	\$0	\$0
TOTAL ADMINISTRATIVE WAGES		\$2,842,869	\$1,886,375
LEGAL			
413000	LEGAL- GENERAL	\$298,040	\$0
413001	LEGAL - LABOR	\$124,354	\$0
413002	LEGAL- EVICTION	\$227,762	\$0
413003	LEGAL- SETTLEMENT	\$37,599	\$0
413004	LEGAL - LITIGATION	\$28,500	\$0
TOTAL LEGAL		\$716,255	\$0
TRAVEL AND OTHER			
414000	TRAINING	\$107,692	\$39,000
415000	TRAVEL	\$59,084	\$3,810
417000	ACCOUNTING FEES	\$32,000	\$5,000
417100	AUDITING	\$39,500	\$7,000
TOTAL TRAVEL AND OTHER		\$238,275	\$54,810

ACCT #	DESCRIPTION	LIPH	3,200 Section 8
SUNDRY			
419001	OFFICE SUPPLIES	\$87,884	\$23,805
419002	PRINTING	\$72,508	\$7,000
419003	PUBLICATIONS	\$6,375	\$0
419004	MEMBERSHIPS	\$47,572	\$0
419005	TELEPHONE/COMMUNICATIONS	\$182,177	\$42,520
419006	POSTAGE	\$76,453	\$28,000
419007	BANK CHARGES	\$10,520	\$2,250
419008	OFFICE CLEANING	\$10,000	\$20,000
419009	CONSULTANTS	\$193,564	\$441,750
419010	COMPUTER MAINTENANCE	\$23,634	\$0
419011	OFFICE MACHINE RENTAL/MAINTENANCE	\$82,856	\$10,200
419012	MAINTENANCE ANSWERING SERVICE	\$23,489	\$0
419013	PAYROLL	\$25,149	\$4,389
419016	MISCELLANEOUS	\$27,558	\$600
419017	TEMPORARY HELP	\$33,392	\$39,375
419018	COMPUTER EQUIPMENT	\$203,513	\$80,000
419020	TENANT SEARCHES	\$28,850	\$100,500
419022	ADVERTISING	\$177,375	\$15,000
419024	BEAUTIFICATION AWARDS	\$16,620	\$0
419026	EMPLOYEE EDUCATIONAL ASSISTANCE	\$31,250	\$5,000
419027	SAFETY COMMITTEE	\$1,000	\$0
419028	EXECUTIVE DISCRETIONARY	\$25,000	\$0
419029	RELOCATION	\$154,792	\$0
419030	MTW EXPENSES	\$4,000	\$0
419031	MANAGEMENT FEE	\$1,106,942	\$0
419032	ASSET MANAGEMENT FEE	\$229,200	\$0
419033	ACCOUNTING FEE	\$147,690	\$270,000
419034	CONSTRUCTION SUPERVISORY FEE	\$567,000	\$0
	TOTAL SUNDRY	\$3,596,363	\$1,090,389
TENANT SERVICES			
421000	TENANT SERVICES SALARIES	\$127,850	\$306,406
422000	TENANT SERVICES	\$159,725	\$0
423000	TENANT SERVICE CONTRACT COSTS, TRAINING	\$1,345,000	\$0
	TOTAL TENANT SERVICES	\$1,632,575	\$306,406
UTILITIES			
431000	WATER	\$587,166	\$0
431001	SEWER	\$485,829	\$0
432000	ELECTRIC	\$2,047,110	\$0
433000	GAS	\$1,864,947	\$0
434000	FUEL	\$40,628	\$0
439000	OTHER	\$44,137	\$0
	TOTAL UTILITIES	\$5,069,817	\$0

ACCT #	DESCRIPTION	LIPH	3,200 Section 8
441000	MAINTENANCE LABOR	\$1,438,324	\$0
MATERIALS			
442001	ELECTRICAL	\$65,981	\$0
442002	HVAC	\$89,842	\$0
442003	FIRE PREVENTION	\$8,480	\$0
442004	PLUMBING	\$74,961	\$0
442005	JANITORIAL/CLEANING	\$64,434	\$0
442006	VEHICLE	\$39,147	\$0
442007	MISCELLANEOUS	\$21,923	\$0
442008	GROUNDS	\$15,696	\$0
442009	BUILDING MATERIALS	\$54,822	\$0
442010	TOOLS & EQUIPMENT	\$29,366	\$0
442011	APPLIANCES	\$262,666	\$0
442014	PEST CONTROL	\$14,295	\$0
442015	ELEVATOR	\$1,300	\$0
442017	WINDOWS	\$27,443	\$0
442019	DOORS & HARDWARE	\$105,147	\$0
442020	PAINTING	\$40,240	\$0
442021	COMPACTOR	\$8,400	\$0
442023	SNOW REMOVAL	\$9,401	\$0
442026	VACANCY MATERIALS	\$55,238	\$0
443027	GRAFFITI REMOVAL	\$1,082	\$0
	MATERIALS TOTALS	\$989,864	\$0
CONTRACTS			
443001	ELECTRICAL	\$89,841	\$0
443002	HVAC	\$160,754	\$0
443003	FIRE PREVENTION	\$92,792	\$0
443004	PLUMBING	\$132,704	\$0
443005	JANITORIAL/CLEANING	\$39,040	\$0
443006	VEHICLE	\$133,239	\$0
443007	MISCELLANEOUS	\$23,262	\$0
443008	GROUNDS	\$248,623	\$0
443009	BUILDING	\$0	\$0
443010	TOOLS & EQUIPMENT	\$29,160	\$0
443011	APPLIANCES	\$10,460	\$0
443013	TRASH REMOVAL	\$186,033	\$0
443014	PEST CONTROL	\$110,953	\$0
443015	ELEVATOR	\$87,135	\$0
443017	WINDOWS	\$122,496	\$0
443019	DOORS & HARDWARE	\$50,205	\$0
443020	PAINTING	\$19,839	\$0
443021	COMPACTOR	\$16,700	\$0
443023	SNOW REMOVAL	\$215,840	\$0
443026	VACANCY CONTRACT	\$211,819	\$0
443027	GRAFFITI REMOVAL	\$27,184	\$0
	CONTRACTS TOTAL	\$2,008,080	\$0

ACCT #	DESCRIPTION	LIPH	3,200 Section 8
PROTECTIVE SERVICES			
446000	PROTECTIVE SERVICES LABOR	\$0	\$0
447000	PROTECTIVE SERVICES MATERIALS	\$1,552	\$0
448000	PROTECTIVE SERVICES CONTRACT COST	\$383,066	\$0
	PROTECTIVE SERVICES TOTAL	\$384,618	\$0
GENERAL EXPENSE			
451000	INSURANCE	\$951,435	\$3,188
452000	PILOT	\$0	\$0
453000	TERMINAL LEAVE PAYMENTS	\$2,485	\$0
454000	EMPLOYEE BENEFIT CONTRIBUTIONS	\$1,841,830	\$819,031
457000	COLLECTION LOSSES	\$360,965	\$0
459000	OTHER GENERAL EXPENSE	\$1,000	\$494,215
	GENERAL EXPENSE TOTAL	\$3,157,715	\$1,316,434
TOTAL OPERATING EXPENSES:		\$22,074,754	\$4,654,414
EXTRAORDINARY EXPENSE			
461000	LABOR	\$0	\$0
461001	ELECTRICAL	\$9,000	\$0
461002	HVAC	\$18,024	\$0
461003	FIRE PREVENTION	\$0	\$0
461004	PLUMBING	\$0	\$0
461005	JANITORIAL/CLEANING	\$10,000	\$0
461006	VEHICLE	\$0	\$0
461007	MISCELLANEOUS	\$61,013	\$0
461008	GROUNDS	\$0	\$0
461010	TOOLS & EQUIPMENT	\$0	\$0
461011	APPLIANCES	\$0	\$0
461013	REFUSE REMOVAL	\$4,000	\$0
461014	PEST CONTROL	\$5,000	\$0
461015	ELEVATOR	\$5,000	\$0
461017	WINDOWS	\$0	\$0
461019	DOORS & HARDWARE	\$0	\$0
461020	PAINTING	\$0	\$0
461021	COMPACTORS	\$0	\$0
461023	SNOW REMOVAL	\$31,200	\$0
461024	ROOFING	\$40,916	\$0
461025	BUILDING REPAIR	\$0	\$0
461030	VACANCY CONTRACTS	\$0	\$0
	EXTRAORDINARY EXPENSE TOTAL	\$184,153	\$0
CASUALTY			
462010	NONCAP CASUALTY - LABOR / HAP OCCUPIED UNITS	\$0	\$27,792,000
462020	NONCAP CASUALTY - MATERIALS / HAP DAMAGES & FRAUD	\$0	\$1,000
462030	NONCAP CASUALTY - CONTRACTS / HAP MISCELLANEOUS	\$0	\$60,264
462040	PROCEEDS - INSURANCES / FSS EXPENSE	\$0	\$21,161
	TOTAL CASUALTY	\$0	\$27,874,426

ACCT #	DESCRIPTION	LIPH	3,200 Section 8
CAPITAL ACCOUNTS			
612000	DISPOSITION OF NONEXPENDABLE EQUIP	\$500	\$0
752000	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	\$1,400	\$0
754010	BETTERMENTS & ADDITIONS	\$500	\$0
756000	CASUALTY LOSSES CAPITALIZED	\$0	\$0
	CAPITAL ACCOUNTS TOTAL	\$2,400	\$0
TOTAL OF ALL EXPENSE ACCOUNTS:		\$22,261,307	\$32,528,840
NET PROFIT/LOSS BEFORE DEPRECIATION:		\$0	\$0
480000	DEPRECIATION EXPENSE	\$0	\$0
NET PROFIT (OR LOSS):		\$0	\$0

6. 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. During FY 2007, Phase II demolition was completed, and new construction begun, with a projected completion of 79 rental units during FY 2008. Construction also began at Quinnipiac Ridge, with 29 off-site units projected for completion during FY 2008. 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.

West Rock Revitalization: Rockview and Brookside: During FY 2007, HANH procured a Master Developer for West Rock redevelopment. 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.

Eastview Terrace Modernization: Eastview Terrace is a General Occupancy development, with 142 units, that has severely deteriorated and is planned for redevelopment. During FY 2006, all remaining residents of Eastview Terrace have been relocated. During FY 2007, HANH conducted demolition of 9 buildings (52 units) and abatement of all units. HANH is planning a Fall 2007 closing for mixed finance redevelopment of the site. Phase 1 construction is scheduled

to begin during Fall 2007. It will include major renovations of 90 existing units, new construction of 12 additional units, and new construction of a community center. Phase 2 will include new construction of 25 units, with a total of 127 units when completed. The project includes significant site improvements, including improved parking and security measures as well as construction of a community center.

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. During FY 2007, HANH has issued an RFP to secure a Master Developer for William T. Rowe redevelopment. HANH also has engaged a consultant for the purpose of pursuing supportive service funding for William T. Rowe residents. During FY 2008, it is HANH's objective 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. Katharine Harvey Terrace was completed during FY 2006, and Newhall Gardens was completed in early FY 2007. During FY 2008, construction will begin at the fourth and final elderly development, Prescott Bush Mall, which is projected for completion and reoccupancy during FY 2009.

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 2008. The following is a summary of major projects and strategies.

Construction Management Projects: HANH's MTW plans include 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 6 HANH public housing developments. The construction management firms will provide updated needs assessments, with cost estimates, and will oversee roughly capital projects at the following HANH developments: McConaughy Terrace, Charles T. McQueeney Towers, Essex Townhouses, Matthew Ruoppolo Manor, George Crawford Manor, and Robert T. Wolfe.

The following table provides a listing of HANH's planned capital projects, by development.

AMP & Development			Capital Project
1	4-37	Westville Manor	Community Center egress
			Roof replacement & doors
2	4-36	Brookside	Mixed finance redevelopment
			Demolition (FY 2007 forward)
			Fence vacant property
2	4-06	Rockview	Mixed finance redevelopment
			Community Center roof replacement
			Community Center interior repairs
3	4-14	Ribicoff Cottages	Paving
3	4-24	Ribicoff Extension	Paving
4	4-35	McConaughy Terrace	CM modernization
5	4-15	Dev #15 County St	
5	4-29	Valley Townhouses	Baseboard radiation & entrance doors
5	4-30	Waverly Townhouses	Baseboard radiation & entrance doors
6	4-08	Katharine Harvey	
6	4-09	Newhall Gardens	Heating system repairs
6	4-10	Prescott Bush Mall	Major modernization
6	4-18	Constance B. Motley	Water intrusion & site drainage
7	4-12	Crawford Manor	CM modernization
7	4-31	William T. Rowe	Redevelopment
8	4-28	McQueeney Towers	New boilers & hot water tanks
			Kitchens & 504 conversions
9	4-11	Winslow-Celentano	Elevator replacement (Building B)
			Main entrance ADA renovations
			Re-seal/re-point façade
			Roof replacement
9	4-16	Robert T. Wolfe	CM modernization
9	4-26	Valentina Macri Court	Fence & gate security improvements
10	4-04	Farnam Courts	Soil remediation
11	4-22	Ruoppolo Manor	CM modernization
11	4-40	Fairmont Heights	Roof & window replacement
12	4-72	Quinnipiac Terrace	HOPE VI revitalization
13	4-34	Eastview Terrace	Mixed finance redevelopment
14	4-23	Essex Townhouses	Kitchens & hatchway doors
14	<i>mult</i>	Cisneros Scattered Sites	Modernization of existing units
14	4-54	63-75 Fulton St	Turnkey development 6 units
14		859 Woodward Ave	Abatement & renovations
		21 Long Hill Terrace	Acquisition & renovations
			Acquisition & renovations 12 units
		Agency-wide	Service Center renovations
			Security cameras multiple sites
			Paving repairs

C. Replacement Housing Factor (RHF) Plan

HANH's Capital Fund grants include Replacement Housing Factor (RHF) grant funds which may be used only for specific activities in the development of new replacement housing units. RHF grants are awarded in two separate increments annually. HUD permits agencies to "pool" RHF grant increments over time (a five-year period) in order to accumulate sufficient funds for replacement housing development activities, provided that the housing authority provides a plan for their use of the pooled RHF funds. If an agency elects to pool its RHF grant increments, the deadlines for obligation and expenditure of RHF funds will be based on the latest grant in the pool.

During FYs 2002-2006, HANH received 10 RHF grant increments totaling approximately \$3.7 million. HANH has elected to pool for use for the development of replacement housing in Eastview Terrace Phase I, according to the development plans described above. The RHF funds will be obligated by December 2007, and expended by December 2009, according to the RHF deadlines:

Contract executed with Construction Manager	May 2007
Contracts executed for construction work	September 1, 2007
Mixed finance proposal to HUD	September 1, 2007
Phase I closing	October 12, 2007
Construction begins	October 15, 2007
Phase I substantial completion	May 2009

D. Demolition Activities

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

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 9 buildings with 52 residential units. Demolition is currently in progress and is expected to be completed during 2007.

Brookside: HANH plans 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.

E. Disposition Activities

Several of HANH's redevelopment activities include mixed finance redevelopment, requiring ownership by a private 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., an affiliated 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 owner corporation.

William T. Rowe: HANH is preparing redevelopment plans for William T. Rowe, which are expected to include mixed finance redevelopment. During FY 2008, HANH may dispose of William T. Rowe for mixed finance redevelopment purposes.

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.

39 County Street: 39 County Street is part of Development #4-15, County and Henry Streets. Other units in this development have been modernized. HANH has determined that the extent of repairs required for 39 County Street is excessive, and HANH intends to dispose of this building.

HANH's Warehouse: With the transition to HUD's Asset Management Model, HANH believes that maintenance of a large centralized warehouse may present management problems for project-based management, and may prove to be unaffordable. HANH may dispose of its warehouse.

F. New Haven Total Development Cost (TDC) Limits

HANH
2007 TDCs

2007	0		1		2		3		4		5		6	
	HCC	TDC												
Detached/Semi-Detached	\$ 175,725	\$ 234,522	\$ 232,017	\$ 309,648	\$ 302,721	\$ 404,009	\$ 362,027	\$ 483,158	\$ 427,434	\$ 570,450	\$ 471,452	\$ 629,197	\$ 507,531	\$ 677,348
Row House	\$ 156,518	\$ 208,867	\$ 205,396	\$ 274,121	\$ 265,186	\$ 353,913	\$ 318,134	\$ 424,579	\$ 374,434	\$ 499,719	\$ 412,351	\$ 550,320	\$ 442,787	\$ 590,940
Walkup	\$ 124,320	\$ 165,916	\$ 168,103	\$ 224,349	\$ 214,231	\$ 285,910	\$ 284,694	\$ 379,951	\$ 352,910	\$ 470,989	\$ 398,264	\$ 531,519	\$ 441,424	\$ 589,122
Elevator	\$ 144,253	\$ 176,016	\$ 201,953	\$ 246,423	\$ 259,653	\$ 316,828	\$ 346,203	\$ 422,437	\$ 432,756	\$ 528,048	\$ 490,456	\$ 598,453	\$ 548,156	\$ 668,860

G. Scattered Site Acquisition Plan

The Housing Authority of the City of New Haven Acquisition Plan Regarding Scattered Site and Mixed-Finance Acquisition

This Acquisition Plan is established pursuant to the authority granted to the Housing Authority of the City of New Haven (HANH) in the Moving-to-Work (MTW) Agreement executed with the U.S. Department of Housing and Urban Development (HUD) (Appendix A, Section VII.D., page 9). Pursuant to the MTW Agreement, HANH is authorized to develop and adopt reasonable policies and procedures that will allow local conditions to determine and control major development decisions. HANH is authorized to acquire individual scattered-site units, pursuant to an overall plan regarding such acquisitions, without prior HUD approval, provided that HANH certifies that site selection requirements established by HUD in 24 CFR 941 have been met.

BACKGROUND

HANH's implementation of the Elm Haven Replacement Plan provided for the creation of 183 public housing units to replace units demolished at the Elm Haven Extension project. HANH entered into a Settlement Agreement that was approved by the U.S. District Court in July 1995 in regards to Christian Community Action, Inc., et al. v. Cisneros, et al., Civil Action No.:3:91CV00296. The Settlement Agreement requires that HANH develop or acquire 183 scattered site public housing units.

The Settlement Agreement imposes the following criteria and conditions regarding the scattered site acquisitions. According to the terms of the Settlement Agreement, the scattered site units must be located in neighborhoods outside of "areas of minority concentration" within the jurisdiction of the City of New Haven. The units must contain two or more bedrooms. HANH sets forth the site, neighborhood and design standards below.

In addition, it is a goal of HANH and the City of New Haven to maximize affordable housing opportunities within mixed-finance development and mixed-income communities resulting from neighborhood revitalization and housing development efforts.

On May 22, 2007, HANH was granted authorization by its Board of Commissioners to implement this Acquisition Plan in regards to scattered-site and mixed-finance acquisitions.

DUE DILIGENCE

Prior to acquisition, HANH must perform the following due diligence regarding the proposed sites for housing projects to be newly constructed or rehabilitated. Following testing and inspections, a corrective plan, including remediation plans, will be developed.

The performance of due diligence shall include the following testing and procedures:

- Conducting an appraisal of the property to ensure that the acquisition cost does not exceed the market value;
- Conducting land surveys to ensure site boundaries are accurate and there are no encroachments;
- Conducting title searches to ensure that there are no unacceptable liens or encumbrances;
- Conducting inspections to ensure structural integrity of properties as well as to determine work needed to make property acceptable; and
- Conducting environmental and hazardous materials testing;

SITE AND NEIGHBORHOOD STANDARDS

The properties will conform to the following site and neighborhood standards, in accord with HANH's MTW authority and HUD regulations at 24 CFR 941.202

The proposed sites for public housing projects to be newly constructed or rehabilitated must meet the following standards:

(a) The site must be adequate in size, exposure and contour to accommodate the number and type of units proposed, and adequate utilities (e.g., water, sewer, gas and electricity) and streets must be available to service the site.

(b) The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, E.O. 11063, and HUD regulations issued pursuant thereto.

(c)(1) The site for new construction projects must not be located in:

- (i) An area of minority concentration unless (A) sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration, or (B) the project is necessary to meet overriding housing needs which cannot otherwise feasibly be met in that housing market area. An "overriding need" may not serve as the basis for determining that a site is acceptable if the only reason the need cannot otherwise feasibly be met is that discrimination on the basis of race, color, religion, creed, sex, or national origin renders sites outside areas of minority concentration unavailable; or
- (ii) A racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.

(2) Notwithstanding any other provision of this paragraph (c), public housing units constructed after demolition of public housing units may be built on the original public housing site, or in the same neighborhood, if one of the following criteria is satisfied:

(i) The number of public housing units being constructed is no more than 50 percent of the number of units in the original project;

(ii) In the case of replacement of a currently occupied project, the number of public housing units being constructed is the minimum number needed to house current residents who want to remain at the site; or

(iii) The public housing units being constructed constitute no more than twenty-five units.

(d) 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.

(e) The site must be free from adverse environmental conditions, natural or manmade, such as instability, flooding, septic tank back-ups, excessive noise vibration, vehicular traffic, rodent or vermin infestation; or fire hazards. The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable elements predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.

(f) The site must comply with any applicable conditions in the local plan approved by HUD.

(g) The housing 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 similar unassisted standard housing.

(h) Travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for low-income workers, must not be excessive. (While it is important that elderly housing not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.)

(i) The project may not be built on a site that has occupants unless the relocation requirements referred to in 24 CFR 941.207 are met.

(j) The project may not be built in an area that has been identified by HUD as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, unless the project is covered by flood insurance as required by the Flood Disaster Protection Act of 1973, and it meets any relevant HUD standards and local requirements.

HOUSING AUTHORITY DESIGN STANDARDS

The properties shall conform to the Design Standards established and set forth in "HANH's Design Standards Manual".

DEVELOPMENT COST LIMITS

In accordance with its authority granted pursuant to the MTW Agreement, HANH shall establish reasonable Total Development Costs (TDC) limits based on local conditions. The TDC limits shall be set according to housing type and bedroom size.

BOARD APPROVAL OF THE ACQUISITION

HANH shall obtain Board authorization prior to executing a Purchase and Sales Agreement regarding a property. HANH shall also obtain Board approval of the acquisition prior to closing and purchasing a property.

7. Occupancy Policies

As an MTW agency, HANH is authorized to develop and test alternate policies for more effective administration of its housing programs. This Section provides a descriptive statement of key occupancy policies relevant to HANH's MTW activities and the annual planning process. In addition, this Section describes key occupancy policies for HUD and public information, monitoring, and compliance purposes.

HANH's occupancy policies are codified in two policy documents: the Admissions and Continued Occupancy Policy (ACOP) for the public housing program, and the Administrative Plan for the Section 8 (HCV) program. These policy documents contain HANH's policies governing eligibility, selection, admissions, assignment, and occupancy of families, the calculation of families' rent contribution, and other policy issues relevant to continued housing assistance. Both policy documents are submitted to HUD. They are available to the public upon request at HANH's main office at 360 Orange Street.

HANH is presently in the process of revising both policy documents. Our primary purpose for the revision is to incorporate new policies for implementing HANH's new MTW Rent Simplification, which is described later in this Section. Other planned or anticipated policy changes are described as relevant throughout this Section.

A. Admissions Policies

(1) HANH's Waiting Lists

HANH maintains the following categories of waiting lists for admission to its public housing and Section 8 (HCV) programs:

- **Public Housing General Occupancy Site-Based Waiting Lists.** HANH maintains site-based waiting lists for its General Occupancy public housing. General Occupancy housing is open to any qualifying family who meets standard eligibility criteria, including income eligibility. HANH's General Occupancy housing is predominantly composed of apartments with 2 or more bedrooms, and predominantly serves families with children or other larger households. HANH's General Occupancy waiting lists are presently closed. They were opened for new applications during FY 2007. HANH may re-open General Occupancy waiting lists for specific sites and/or specific bedroom sizes.
- **Public Housing Mixed Population Site-Based Waiting Lists.** HANH maintains site-based waiting lists for its Mixed Population public housing. Eligibility for Mixed Population housing is limited to persons who are elderly (age 62+) or persons with disabilities. HANH's Mixed Population housing is predominantly composed of efficiency and one-bedroom apartments, and predominantly serves single-person households or couples. There are a small number of two-bedroom apartments which predominantly serve persons requiring live-in aides. The Mixed Population waiting lists have remained open for several years, and continue to remain open at present. HANH may close waiting lists for specific sites or specific bedroom sizes.
- **Public Housing Elderly-Designated Site-Based Waiting Lists.** HANH maintains site-based waiting lists for its elderly-designated public housing. Eligibility for elderly-designated housing is limited to persons who are elderly (age 62+). Because of the bedroom size of apartments (predominantly efficiencies and one-bedrooms), HANH's elderly-designated housing predominantly serves single persons and couples. These waiting lists are presently open for applications, and HANH does not anticipate that they will close during FY 2008.

- **Public Housing Accessible Units.** HANH maintains a separate waiting list for admission to its accessible public housing apartments. It has been HANH's practice to keep this waiting list open, given the significant housing needs of persons who require accessible housing. This waiting list is presently open for applications, and HANH does not anticipate it closing during FY 2008.
- **Public Housing Supportive Housing Programs.** HANH has developed supportive housing programs on-site in three of its Mixed Population developments. HANH maintains separate site-based waiting lists for new admissions to its public housing supportive housing programs. Eligibility for HANH's supportive housing programs is limited to persons with disabilities who elect to, and are eligible to, receive the supportive services provided by the supportive housing program. (Applicants who do not elect to, or are not eligible to, receive the supportive services may apply for housing at these and any other Mixed Population sites through HANH's site-based Mixed Population waiting lists.) The supportive housing program waiting lists are presently open for admissions, and HANH does not anticipate that they will close during FY 2008. Because of the significant number of residents and applicants with behavioral health disabilities, HANH intends to expand its supportive housing programs to additional Mixed Population developments. HANH will establish additional program-specific supportive housing waiting lists for new admissions as additional supportive housing programs are established. More detailed information about HANH's public housing supportive housing programs is provided in this MTW Annual Plan section on Resident Programs.
- **Section 8 (HCV) Tenant-Based Assistance.** HANH maintains a single waiting list for all applicants for tenant-based voucher assistance. HANH's Section 8 (HCV) waiting list is presently closed. It was opened most recently during April 2005, at which time HANH selected through a lottery process 1,000 applicants for placement on this waiting list. HANH anticipates that we will re-open this waiting list during FY 2008.
- **Section 8 (HCV) Project-Based Supportive Housing Programs.** HANH has committed project-based Section 8 (HCV) assistance for several supportive housing programs. HANH maintains separate waiting list for each project-based supportive housing program. These waiting lists are presently open, and HANH does not anticipate that they will close during FY 2006.
- **Section 8 (HCV) Project-Based SROs.** HANH maintains a waiting list for 80 SRO units that receive project-based voucher assistance.

With the exception of the Section 8 (HCV) tenant-based waiting list, all other HANH waiting lists are maintained in order by the date and time the application was received by HANH. Waiting lists may be further organized by housing type, site, and bedroom size for which the family is eligible.

The Section 8 (HCV) tenant-based waiting list is maintained according to an order previously determined by lottery.

(2) Site-Based Waiting List Procedures

HANH has established site-based waiting lists for all of its public housing developments. Under HANH's site-based waiting list procedures, a family seeking HANH public housing assistance may apply for housing at any or all HANH developments in which they would wish to live and for which they are eligible. When an apartment becomes available at a HANH public housing development, the apartment will be offered to the first eligible family on the waiting list for that site and requiring the appropriate bedroom size.

HUD regulations permit housing authorities to implement site-based waiting lists, in order to promote family choice of housing, provided that the housing authorities ensure that their site-based waiting lists procedures are implemented in full compliance with civil rights laws and obligations. This includes an analysis of changes in the race and ethnicity demographics of residents. HANH's current analysis is provided later in this Section.

(3) Preferences

For its public housing program, HANH does not presently provide any preferences for admission.

For its Section 8 (HCV) program, HANH's Administrative Plan includes a "singles preference" that provides preference for elderly persons and persons with disabilities to receive preference before other single-person applicants who are neither elderly nor disabled.

HANH is presently in the process of revising both its ACOP and its Administrative Plan. For both the public housing and the Section 8 (HCV) programs, HANH is considering introducing new preferences for families displaced by government actions, and to families who are victims of domestic violence or other threats of violence.

HANH notes that, according to its current Administrative Plan, HANH's project-based voucher program policies include a system of preferences related to admission to supportive housing programs, for the purpose of permitting applicants to select their preference for receiving supportive services through one or more specific programs. A similar system of preferences is provided in the ACOP for admission to HANH's public housing supportive housing programs. As HANH is presently in the process of revising the ACOP and Administrative Plan, HANH intends to remove this language regarding "preferences" for HANH's supportive housing program. It is not necessary for the public housing program, as HANH maintains separate waiting lists for each program. In the project-based Section 8 (HCV) program, an October 2005 final rule for project-based assistance programs permits HANH to establish separate site-based waiting lists for each project.

(4) Admission to *Cisneros* Scattered Site Public Housing

HANH owns 154 scattered site units developed under a *CCA v. Cisneros* Settlement Agreement. According to this Agreement, HANH will develop 29 additional scattered site units, for a total of 183. Admission to HANH's *Cisneros* scattered site public housing units is limited to transfers of current public housing residents. Participants in HANH's Family Self-Sufficiency Program receive preference for admission to scattered site units.

(5) Admissions Policies for Mixed Finance Developments

HANH's public housing portfolio presently includes two mixed finance HOPE VI developments: Monterey Place, and Quinnipiac Terrace. The housing in both developments is owned and managed by private companies, according to management agreements, which have established their own policies for admissions and occupancy, 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.

In addition, HANH intends to engage in mixed finance redevelopment of its Eastview Terrace, Rockview, Brookside, and William T. Rowe public housing developments. As part of mixed finance redevelopment, HANH or its agents may establish admissions and occupancy policies for these mixed finance developments, according to the same guidelines stated above.

B. Rent Policies: MTW Rent Simplification Program

HANH's MTW authority permits HANH to develop and test alternate policies for establishing the rent contributions of families in the public housing and Section 8 (HCV) program. During FY 2007, HANH undertook an extensive planning process for establishing alternate rent policies. A primary purpose is to reduce the administrative burden of the recertification and rent calculation process. Our planning process included more than a dozen meetings with TRCs and public housing residents, a broadly-noticed meeting for Section 8 participants, which more than 300 families attended, regular ongoing consultation with the Resident Advisory Board, and regular ongoing consultation with New Haven Legal Assistance. It has also included extensive data analysis of the effects of MTW Rent Simplification Program on existing public housing residents and Section 8 participants.

A complete copy of HANH's Rent Simplification Policies for the Public Housing Program, and for the Section 8 (HCV) Program, are attached to this MTW Annual Plan. The following is a summary of key features of the attached Board-approved policies.

(1) MTW Authority

HANH's MTW Agreement authorizes HANH to develop alternate rent policies, as follows:

The Agency may adopt and implement reasonable policies for setting rents for public housing, or rents or subsidy levels for tenant-based assistance, notwithstanding the U.S. Housing Act of 1937, provided that the Agency submits the policy to HUD annually, and upon any material change to the policy, and provided that:

1. The Agency's board approves of the policy, and any material changes, and approves an analysis of the impact of the policy on current households, and households on the waiting list, including an analysis of the severity of rent burdens on such households (such as an estimate of the number of households that would have rent burdens greater than 30% of adjusted income);
2. The Agency reevaluates its rent and subsidy level policies at least yearly, including preparing a revised impact analysis;
3. The Agency adopts a policy for addressing hardship cases;
4. The Agency provides a reasonable transition period for rent increases for existing tenants; and
5. A public hearing is held regarding the policy; provided however, that in the first year of the demonstration, this may be the same public hearing that was held regarding the Agency's MTW application, as long as the policy was included in the MTW application.

The rent policy, or any material changes to the rent policy will be effective upon submission to HUD of a board resolution as provided above. In the first year of the MTW demonstration, this may be the same board resolution as that approving the MTW Agreement. (Article LH)

As required under the MTW Agreement, HANH has conducted an analysis of the impact of the rent simplification policies. In addition to substantial community outreach, HANH held a public hearing regarding the rent simplification policies. The policies include provisions for addressing hardship cases and for transitioning rent increases. HANH's rent simplification policies were approved by HANH's Board of Commissioners on June 24, 2007. A copy of the Board Resolution is attached to this MTW Annual Plan. HANH will reevaluate its rent and subsidy policies at least annually, including preparing a revised impact analysis.

(2) Applicability

HANH's MTW Rent Simplification Program applies to both HANH's public housing and Section 8 (HCV) programs, with the following exceptions:

- MTW Rent Simplification Program does not apply to the 2 HOPE VI mixed-finance developments, Monterey Place and Quinnipiac Terrace, which are subject to existing management agreements.
- MTW Rent Simplification Program does not apply to 2 programs receiving project-based Section 8 (HCV) assistance that are specifically excluded from HANH's MTW authority: West Village Apartments SROs, and Fair Haven Elderly Development housing.

(3) Recertification Requirements

Elderly and disabled families are required to complete recertifications every three years. All other families are required to complete recertifications every two years.

In-between required recertifications, families are required to report to HANH, within 30 days, any changes in household composition, and any increases in total family income of \$200 per month above the previously reported income amount. These changes in family composition or income will result in an interim recertification.

Families also may request interim recertifications due to reductions in income. HANH will process requests for interim recertifications for rent reductions only when the income change is reasonably expected to last at least 90 days. HANH will not process more than 3 interim recertifications for rent reductions in any 12 month period. HANH will not process requests for rent reductions for families with seasonal employment when the seasonal duration of income has already been incorporated into the annualized income calculations.

(4) Annualized Income Calculations

HANH will annualize all income calculations. For families with seasonal employment or otherwise fluctuating income, HANH will annualize projected income based on the family's present income but accounting for the family's income history of the past year or other reasonable time period.

(5) Items Included in Income Calculations

- Income from assets will be included in income and rent calculations only for assets with a value exceeding \$50,000.
- All income from foster care payments and adoption assistance payments will be excluded from income and rent calculations.
- HANH's income and rent calculation policies will not include the Earned Income Disregard.
- HANH's income and rent calculation policies will not include imputed welfare income.

As HANH implements its MTW Rent Simplification Program, HANH will continue to examine and refine policies regarding items included in income calculations for increased efficiency in the administration of our housing assistance programs.

(6) Promoting Self-Sufficiency

HANH believes that promoting self-sufficiency is most effectively accomplished through helping residents to access services and supports. Within that context, income disregards may support self-sufficiency efforts. HANH's MTW Rent Simplification Program includes a new FSS Income Disregard for families who participate in HANH's Family Self-Sufficiency (FSS) Program. HANH presently plans for this FSS Income Disregard to phase in increases in earned income over the five-year term of a family's participation in the FSS Program.

(7) Elimination of Deductions & Adjusted Income

HANH's MTW Rent Simplification Program eliminates all deductions (and the resulting Adjusted Income calculations). This includes both standard deductions for elderly/disabled families, and for families with children. It also includes deductions for medical expenses, childcare expenses, and disability assistance expenses. HANH's family data indicates that the vast majority of families have very similar deduction amounts. Calculation and verification of deduction amounts requires a significant administrative burden only in order to determine an amount that could have been predicted in advance. It is more efficient to eliminate the deduction and adjusted income process and, instead, to incorporate a fixed reduction in families' rent contributions. HANH's MTW Rent Simplification Program provides a fixed rent reduction for all families, which is already incorporated into our Rent Schedule and therefore requires no calculations by staff.

While the vast majority of families have very similar deduction amounts, there is a small number of outlier families with very significant expenses that are currently deductible. HANH has incorporated into its MTW Rent Simplification Program specific policies providing for rent reductions for families with extraordinary expenses, which are described below.

(8) Simple Rent Schedule

Under HANH's MTW Rent Simplification Program, there are no rent calculations. Families' rent contributions are determined according to a simple Rent Schedule based on income tiers. A selection from the Rent Schedule follows as a demonstration. The full Rent Schedules are provided in the "MTW Rent Simplification Procedures" documents which are attached to this MTW Annual Plan.

Annual Income Range			Rent
\$0	to	\$2,499	\$50
\$2,500	to	\$3,499	\$59
\$3,500	to	\$4,499	\$83
\$4,500	to	\$5,499	\$107
\$5,500	to	\$6,499	\$131
\$10,500	to	\$11,499	\$249
\$40,500	to	\$41,499	\$962

Following are the policy commitments that govern HANH's Rent Schedule for its MTW Rent Simplification Program.

- The Rent Schedule will be based on families' total Annual Income. With the elimination of deductions, there is no Adjusted Income calculation.
- The Rent Schedule will be based on income tiers. (For example, the above sample Rent Schedule provides for thousand-dollar income tiers.) HANH staff will be required to verify and document that a family's income properly falls within a specific income tier, but we can move away from the excessive administrative burden of requiring precision to the dollar.
- The amount of rent in the Rent Schedule is 28.5% of monthly income, based on income at the low end of the Annual Income Range.

(9) Minimum Rents

The minimum rent is \$50 per month for all families in both the public housing program and the Section 8 (HCV) program. For the Section 8 (HCV) program, this represents an increase in the minimum rent, which previously had been \$25 per month. HANH's policies include provisions for families for whom the minimum rent would be a hardship. These hardship policies are described below.

(10) Public Housing Flat Rents

HANH will continue to provide flat rents for its public housing developments according to a schedule provided in its ACOP. HANH's MTW Rent Simplification Program includes specific policy changes related to flat rents:

- A family's rent contribution will be the flat rent amount at any time that the flat rent amount is lower than the income-based rent contribution provided by the Rent Schedule. Families do not need to specifically elect to receive the lower, flat rent. HANH will automatically provide families with the lower, flat rent amount.
- Recertification policies specific to flat rents will be eliminated. Current restrictions on flat rent families moving between flat rents and income-based rents will be eliminated. Families who pay the flat rent amount will be subject to the same recertification policies as any other families.

(11) Hardship Exemption from Minimum Rent

HANH's policies will include exemption from the minimum rent for families for whom the minimum rent would be a hardship. HANH's policies for hardship exemption for the minimum rent will be identical to the current regulatory requirements, with the following exceptions:

- Hardship rents will be limited to a 90-day period. At the time that HANH processes the hardship rent interim recertification, HANH will also process a second interim recertification effective 90 days later with rent at the minimum rent level of \$50.
- All families requesting a hardship rent exemption from the minimum rent will be required to enroll in HANH's Family Self-Sufficiency Program within the 90-day period of their hardship rent. HANH may continue hardship exemptions from the minimum rent, beyond the 90-day limit, for families that have enrolled in and are compliant with the Family Self-Sufficiency Program.
- All elderly families and disabled families are exempt from these requirements, unless the family includes other adult family members who are not elderly or disabled.

(12) Rent Reductions for Families with Exceptional Expenses

HANH's family data indicates that the vast majority of families have very similar deduction amounts. HANH's MTW Rent Simplification Program provides a fixed rent reduction for all families, which is already incorporated into our Rent Schedule and therefore requires no calculations by staff. While the vast majority of families have very similar deduction amounts, there is a small number of outlier families with very significant expenses that are currently deductible. The number of families is small, but the amount of their expenses is very large, and therefore the elimination of deductions would present a substantial hardship to these families with extraordinary expenses. HANH has incorporated into its MTW Rent Simplification Program specific policies for families with extraordinary expenses.

Families with extraordinary medical, childcare, or disability assistance expenses may request a rent reduction. HANH has established a schedule of rent reductions for families with extraordinary expenses, as follows:

Rent Reduction Schedule

Amount of Annual Expenses			Reductions
\$2,000	to	\$3,999	\$75
\$4,000	to	\$5,999	\$125
\$6,000	to	\$7,999	<i>Hardship Review</i>

Extraordinary medical, childcare, and disability expenses must be documented and verified according to current policies and the current requirements of HUD regulations. However, as the rent reductions are based on tier-amounts of expenses, families do not need to provide documentation of every expense but, instead, need to provide documentation only of sufficient eligible expenses to qualify for that tier of rent reduction. Likewise, HANH staff need only verify and document that a family's eligible exceptional expenses fall within the tier, but we can move away from the excessive administrative burden of requiring precision to the dollar. Families will be required to report any changes in exceptional expenses that would affect their rent amounts. Rent reductions due to exceptional expenses may not reduce rents below the minimum rent amount.

(13) MTW Hardship Review

Under no circumstance shall a HANH-assisted family be expected to spend more than 40% of annual income for the following combined expenses:

- Rent contributions according to the MTW Rent Schedule;
- Utility allowance amounts, when applicable;
- Eligible medical, childcare, and/or disability assistance expenses; and
- For families with 4 or more children, the equivalent of the current HUD deductions of \$400 per child per year.
- For elderly or disabled households, the equivalent of the current HUD deduction of \$480 per year.

Any family with combined expenses exceeding 40% of annual income may request review and reduction of their rent calculation by HANH's MTW Hardship Review Committee. The Hardship Review Committee may take the following actions:

- Set rent below \$50 for a period not to exceed ninety days. The head of households and other adults in the family will be referred to the Family Self-Sufficiency Program, with the exception of any person who is elderly or disabled.

- If a family has extraordinary expenses that exceed \$6,000, the Hardship Review Committee may provide a larger rent reduction, based on the amount of the family's expenses.
- Set rent at the Rent Schedule amount closest to the family's prior rent amount, for a specified period of time.
- Phase in rent increases, resulting from Rent Simplification policies, for a specified period of time beyond the five-year transition.
- Any appropriate combination of remedies listed above.

(14) Transition Policies

For any currently-assisted family that would be subject to a rent increase, as a result of the MTW Rent Simplification Program, HANH will phase in the rent increase over a 5-year period, as follows:

- If the MTW Rent Simplification Program results in a rent increase of less than \$25, there shall be no rent increase during the 1st year, and the rent increase shall be implemented only beginning the 2nd year of implementation.
- If the MTW Rent Simplification Program results in a rent increase of more than \$25, there shall be no rent increase during the 1st year and, as applicable, a rent increase up to \$25 in the 2nd year, up to \$50 in the 3rd year, up to \$75 in the 4th year, up to \$100 in the 5th year.

These transition policies apply only to changes in family rent contributions due to policy changes of the MTW Rent Simplification Program. The transition policies do not apply to rent changes due to changes in reported family income. The transition policies also do not apply to changes in the minimum rent for the Section 8 (HCV) program.

(15) Implementation of HANH's MTW Rent Simplification Program

HANH intends to begin implanting its MTW Rent Simplification Program effective January 1, 2008.

HANH is currently in the process of revising its occupancy policy documents (the ACOP and the Administrative Plan) to incorporate the MTW Rent Simplification Program.

During the first year of implementation, HANH will conduct recertifications of 100% of families, according to the MTW Rent Simplification Program policies. Thereafter, HANH will implement its alternate recertification policies (elderly and disabled families every 3 years, and all other families every 2 years).

C. Compliance with Other Occupancy-Related Requirements

(1) Community Service Requirement

HANH has implemented the federal community service requirement for public housing residents, according to written procedures provided in HANH's ACOP. HANH has established a database and systems for identifying and tracking families who are not evidently exempt from these requirements. HANH has assigned responsibility to a specific staff person, the Business Development Manager, to follow up with all families who may be subject to the requirement. This staff person communicates with each family, helps families to document exemption where appropriate, helps families to document compliance where appropriate, and helps other family members to access other appropriate community service or self-sufficiency opportunities. HANH's primary aim is that this federal requirement not be a

meaningless, punitive requirement but rather, that it be an opportunity for HANH to identify and assist family members in accessing employment opportunities.

(2) Income Targeting

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

HANH has provided demographic data regarding the income levels of current residents and waiting list applicants in a prior Section of this MTW Annual Plan. As this data indicates, the vast majority (85% or more) of HANH's current residents and applicants are extremely low-income. 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.

(3) Compliance with the Fair Housing Act & Civil Rights Requirements

All HANH policies for admissions and occupancy of its public housing and Section 8 (HCV) programs must comply with the Fair Housing Act, the Civil Rights laws, and all other laws, regulations, and requirements prohibiting discrimination. HANH's policy commitments are codified in HANH's Admissions and Continued Occupancy Policy (ACOP) for the public housing program, and HANH's Administrative Plan for the Section 8 (HCV) program.

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.

(4) 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 concentrations according to race or national origin. 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 families' 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.
- HANH has implemented site-based waiting list policies for its public housing program, for the purpose of increasing family choice.

8. Management Information: Public Housing Program

HANH's housing stock includes 2,476 units located in roughly two dozen housing developments and scattered sites citywide. This Section describes key measures of HANH's management and maintenance of its public housing program, including major challenges and objectives for FY 2008.

A. Vacancy Rates

A1. Current Vacancy Rates

In June 2006, in its MTW Annual Plan for FY 2007, HANH reported a routine vacancy rate of 12%. This backlog of vacant units included many long-term vacancies and units with fire damage, hazmat issues, and other severe damage. On top of the backlog, HANH anticipated increased routine vacancies due to return relocations of former residents of Quinpiac Terrace, Katharine Harvey Terrace, and Newhall Gardens. For these reasons, HANH recognized that we would not achieve a 5% vacancy rate within FY 2007, and we established a realistic objective of 9% routine vacancies by the September 30, 2007 fiscal year-end. Today, as of June 2007, HANH has already reached this objective of 9% routine vacancies. During FY 2007 thus far (October 1, 2006 to present), HANH has filled 182 units in HANH-managed properties, including both new admissions, relocation, and other transfers. The following table provides current unit status and vacancy rates for each HANH public housing development.

HANH's Current Low-Income Housing: Unit Status and Vacancy Rates (June 30, 2007)											
AMP & Development Name	Total Units	Offices					Total Office	Total Outlet	Total Occupied	Routine Vacancy	Vacancy Rate
		Morgan	Northwell	Dev	Capital	Office					
HANH LIPH General Occupancy											
1 4-37 Westville Manor	151	0	2	0	0	2	149	127	22	15%	
2 4-36 Brookside	295	0	0	295	0	295	0	0	0	0%	
4 4-35 McConaughy Terrace	201	0	5	0	0	5	196	162	34	17%	
5 4-15 County & Henry Streets	7	0	0	1	0	1	6	6	0	0%	
4-29 Valley Townhouses	40	0	1	0	0	1	39	39	0	0%	
4-30 Waverly Townhouses	52	0	2	0	0	2	50	46	4	8%	
10 4-04 Farnam Courts	240	0	4	0	0	4	236	220	16	7%	
12 4-72 QT Revitalization	81	0	0	0	0	0	81	81	0	0%	
13 4-34 Eastview Terrace	90	0	0	90	0	90	0	0	0	0%	
14 4-23 Essex	35	0	2	0	0	2	33	29	4	12%	
4-44+ Cisneros Scattered Sites	158	0	0	0	4	4	154	132	22	14%	
Total General Occupancy	1350	0	16	386	4	406	944	842	102	11%	
HANH LIPH Mixed Population											
3 4-14 Ribicoff Cottage	40	0	0	0	0	0	40	38	2	5%	
4-24 Ribicoff Extension	80	20	0	0	0	20	60	57	3	5%	
7 4-12 George Crawford Manor	109	0	2	0	7	9	100	88	12	12%	
4-31 William T. Rowe	176	3	1	104	0	108	68	68	0	0%	
8 4-28 Charles T. McQueeney	150	0	2	0	44	46	104	104	0	0%	
9 4-16 Robert T. Wolfe	93	0	2	0	9	11	82	64	18	22%	
4-26 Valentina Macri Court	17	0	1	0	0	1	16	14	2	13%	
4-11 Winslow Celentano	65	0	2	0	29	31	34	34	0	0%	
11 4-40 Fairmont Heights	98	0	3	0	0	3	95	89	6	6%	
4-22 Ruoppolo Manor	116	0	1	0	14	15	101	90	11	11%	
Total Mixed Population	944	23	14	104	103	244	700	646	54	8%	
HANH LIPH Elderly-Designated											
6 4-18 Constance B. Motley	63	18	0	0	0	18	45	39	6	13%	
4-08 Katherine Harvey Terrace	23	6	1	0	0	7	16	16	0	0%	
4-09 Newhall Gardens	36	10	1	0	9	20	16	16	0	0%	
4-10 Prescott Bush	60	0	0	60	0	60	0	0	0	0%	
Total Elderly Designated	182	34	2	60	9	105	77	71	6	8%	
Total Units	2476	57	32	550	116	755	1721	1559	162	9%	

File: Vacancy d5 06.31.07 (Sheet "Elite")

As this table indicates, HANH continues to have a large number of vacant units off-line for redevelopment and other capital improvement projects (the columns labeled “Dev” and “Capital”). As part of HANH’s long-term capital improvements, HANH engaged Construction Management (CM) firms for six sites: McConaughy Terrace, Essex Townhouses, Crawford Manor, Charles T. McQueeney, Fairmont Heights, and Ruoppolo Manor. The CM firms are charged with providing updated capital needs assessments, assisting HANH in establishing priorities among the capital needs, and ultimately with overseeing the completion of projects. As of June 2007, HANH and the CMs have established first priority projects to be funded in HANH’s FYs 2007 and 2008 capital budgets, all of which are in the design stages and will go out for bids/quotes during Summer 2007. In the table above, HANH has included as off-line “Capital” vacancies only those units committed to these first priority capital projects. The following table provides a brief summary of vacant units off-line for redevelopment or other capital projects, which are described more fully in the “Capital Planning” section of this MTW Annual Plan.

Units	Development	Redevelopment or Capital Projects
295	Brookside	West Rock mixed finance redevelopment
1	County & Henry Sts	1 unit (39 County Street) planned for disposition
90	Eastview Terrace	Mixed finance redevelopment
4	Scattered Sites	Newly acquired scattered sites undergoing renovations
7	Crawford Manor	CM capital improvements
104	William T. Rowe	Mixed finance redevelopment
44	McQueeney Towers	CM capital improvements
9	Robert T. Wolfe	CM capital improvements
29	Winslow-Celentano	Replace elevator in “B” building
14	Ruoppolo Manor	CM capital improvements
9	Newhall Gardens	Repair heating system
60	Prescott Bush Mall	Major modernization
666	Total Units Off-Line for Redevelopment or Other Capital Projects	

Several of the six sites undergoing CM capital improvement projects have high levels of routine vacancies that HANH has kept off-line while planning the scope, budgets, and needs of first priority capital improvement projects to be budgeted for in FYs 2007 and 2008. This is evident in the high current vacancy rates of McConaughy Terrace, Crawford Manor, Fairmont Heights, and Ruoppolo Manor. Now as HANH is finalizing its FY 2008 budgets, HANH anticipates that we will fill these vacant units. However, HANH may continue to maintain vacant units off-line in these developments, if necessary, for additional CM capital improvement projects to be developed to address other priority capital needs at these sites.

HANH also wishes to note and explain high vacancy rates at Essex Townhouses and *Cisneros* Scattered Site units. These properties were under private management. HANH has terminated the management contract and is assuming in-house property management effective July to August 2007. A key priority is filling the backlog of routine vacancies in these properties.

A2. FY 2008 Vacancy Planning

- To reduce the current backlog of routine vacancies (162 units) to a 5% routine vacancy rate (86 vacancies) will require preparation and occupancy of at least 76 current vacant units.

- Based on FY 2006 and FY 2007 statistics, HANH has roughly 10% attrition. We anticipate roughly 140-160 new vacancies due to routine move-outs and transfers.
- At Quinpiac Terrace, 108 new units will come on-line during FY 2008. These units will already be prepared for occupancy, and the admissions process will be handled by Quinpiac Terrace's private management company.
- HANH anticipates 16 new scattered sites will come on-line for occupancy during FY 2008. This includes 4 units currently owned and under renovation (21 Long Hill and 859 Woodward Avenue), 6 units undergoing Turnkey development (Fulton Street), and 12 new units to be acquired by the end of FY 2008 (of which we project that half may be occupied by the FY-end, and half may still be undergoing renovations). These new units will already be renovated, and will not require vacancy prep, but will require admissions processing. As scattered site housing is occupied through internal transfers of existing public housing residents, this will create 16 new routine vacancies in other HANH public housing developments.
- Several Construction Management and other capital projects will be completed during FY 2008. These include capital projects at Crawford Manor (7 units), Robert T. Wolfe (9 units), Winslow Celentano (29 units), Ruoppolo Manor (14 units), and Newhall Gardens (9 units). This is a total of 68 units returning on-line after completion of capital projects. Units at Crawford Manor, Robert T. Wolfe, and Ruoppolo Manor (30 total units) will be prepared for occupancy as part of the capital improvement projects. Units at Winslow Celentano and Newhall Gardens (38 total units) may require some vacancy preparation before reoccupancy. All 68 units will require transfer/admissions processing. Occupancy of these units may also involve return relocations, requiring vacancy preparation and admissions processing of the units temporarily occupied during construction. Return relocations are estimated at 20 units. All vacancy preparation work is anticipated to be relatively limited, as units were prepared for the temporary relocation, and the temporary relocation was relatively recent.
- McQueeney's CM capital projects is expected to maintain up to 51 units off-line during FY 2008 for major capital improvements. As capital improvements are planned in phases of 12-16 residents, they will require multiple transfer processing as residents move out and move back for short time periods while their units are under construction.

A3. Projected Vacancy Rate for the End of FY 2008

HANH's objective is to achieve a 5% routine vacancy rate by the end of FY 2008. The following table provides HANH's current projections for unit status and vacancy rates for each public housing development.

HANH's Current Low-Income Housing: Unit Status and Vacancy Rates (June 30, 2007)										
AMP & Development Name	Total Units	Offline				Total Offline	Total Online	Occupied	Routine Vacancy	Vacancy Rate
		Merged	Non-dwell	Dev	Capital					
HANH LIPH General Occupancy										
1 4-37 Westville Manor	151	0	2	0	0	2	149	142	7	5%
2 4-36 Brookside	295	0	0	295	0	295	0	0	0	0%
4 4-35 McConaughy Terrace	201	0	5	0	0	5	196	186	10	5%
5 4-15 County & Henry Streets	6	0	0	0	0	0	6	6	0	5%
4-29 Valley Townhouses	40	0	1	0	0	1	39	37	2	5%
4-30 Waverly Townhouses	52	0	2	0	0	2	50	48	3	5%
10 4-04 Farnam Courts	240	0	4	0	0	4	236	224	12	5%
12 4-72 QT Revitalization	189	0	0	0	0	0	189	180	9	5%
13 4-34 Eastview Terrace	90	0	0	90	0	90	0	0	0	0%
14 4-23 Essex	35	0	2	0	0	2	33	31	2	5%
4-44+ Cisneros Scattered Sites	176	0	0	0	6	6	170	162	9	5%
Total General Occupancy	1475	0	16	385	6	407	1068	1015	53	5%
HANH LIPH Mixed Population										
3 4-14 Ribicoff Cottage	40	0	0	0	0	0	40	38	2	5%
4-24 Ribicoff Extension	80	20	0	0	0	20	60	57	3	5%
7 4-12 George Crawford Manor	109	0	2	0	0	2	107	102	5	5%
4-31 William T. Rowe	176	3	1	111	0	115	61	61	0	0%
8 4-28 Charles T. McQueeney	150	0	2	0	51	53	97	92	5	5%
9 4-16 Robert T. Wolfe	93	0	2	0	11	13	80	76	4	5%
4-26 Valentina Macri Court	17	0	1	0	0	1	16	15	1	5%
4-11 Winslow Celentano	65	0	2	0	0	2	63	60	3	5%
11 4-40 Fairmont Heights	98	0	3	0	0	3	95	90	5	5%
4-22 Ruoppolo Manor	116	0	1	0	0	1	115	109	6	5%
Total Mixed Population	944	23	14	111	62	210	734	700	34	5%
HANH LIPH Elderly-Designated										
6 4-18 Constance B. Motley	63	18	0	0	0	18	45	43	2	5%
4-08 Katherine Harvey Terrace	23	6	1	0	0	7	16	15	1	5%
4-09 Newhall Gardens	36	10	1	0	0	11	25	24	1	5%
4-10 Prescott Bush	60	0	0	60	0	60	0	0	0	5%
Total Elderly Designated	182	34	2	60	0	96	86	82	4	5%
Total Units	2601	57	32	556	68	713	1888	1797	91	5%

File: Vacancy d5 06.31.07 (Sheet "Projected")

A4. HANH's Strategies and Planned Actions for FY 2008 Vacancy Turnover

- During FY 2007, HANH contracted with the City's Commission on Equal Opportunities (CEO) to provide pre-employment and on-the-job construction training for HANH public housing residents. The CEO on-the-job training program, taught by union trainers, prepares 4-5 HANH vacancies per quarter, and is targeted to units requiring major work, such as fire units. HANH anticipates that this program will continue through FY 2008, and is expected to complete 16-20 severely-damaged units during the year. Some units may remain vacant during part of FY 2008 due to planning for CEO job training renovations.
- HANH's aim is for its in-house staff to prepare 18 vacant units per month, roughly 220 units per year.
- HANH is currently preparing specifications for unit preparation of 17 vacant units with severe damage or otherwise requiring significant work. HANH may continue to supplement in-house capacity with contracts for vacant unit preparation as necessary for HANH's property management objectives.
- HANH holds weekly vacancy meetings with all Property Management staff and Intake staff to monitor and measure progress in preparing and leasing vacant units.
- HANH's Property Management staff prepares weekly vacancy reports, which are provided to the Director of Operations, the Chief Operating Officer, and the Executive Director. Monthly reports are provided to the Board of Commissioners' Services Committee, which oversees all property management functions.
- During FY 2007, HANH reorganized its public housing intake functions, so that all intake staff report to the Director of Operations, and all public housing intake functions are the responsibility of the

Department of Operations. This reorganization is part of HANH's transition to HUD's Asset Management model, and it increases property management control over and accountability for intake functions, including all processing of new admissions and transfers.

- During FY 2007, HANH assumed in-house management of our *Cisneros* scattered site properties and Essex Townhouses, which public housing developments previously had been managed by a private property management company.
- During FY 2007, as part of HANH's increased efforts to address routine vacancies, HANH has been revising and improving its internal vacancy status reports. Through most of FY 2007, we have relied on manual Excel reports. We have built our reporting capacity for automated reports based on electronic vacancy data (from 50058s, through our Emphasys Elite reporting system) that can incorporate vacancy preparation planning data such as inspection dates, work start dates, projected ready dates, and actuals.
- During FY 2007, HANH has transitioned its system for all intake processing to its Emphasys Elite system, including all unit offer processing for new admissions as well as transfers. This again minimizes the need for maintaining additional manual reports and incorporates intake functions more closely with vacancy preparation and availability.

A.5 Exempt Units

According to 24 CFR 990, HANH may receive HUD operating subsidy for units approved for deprogramming, including units approved for nondwelling purposes, and units off-line due to capital improvement projects. In addition, HANH may receive HUD operating subsidy for units vacant due to circumstances and actions beyond the PHA's control, including (1) litigation, (2) federal, state, or local laws or regulations regarding construction or habitability, (3) changing market conditions, (4) natural disasters, (5) RMC funding, and (6) casualty losses.

HANH's budget for FY 2008 is based upon receiving funding for 694 total exempt units. A table below provides specific exempt unit counts for each HANH development.

HANH's Low-Income Housing: Exempt Units A35(June 30, 2007)

AMP & Development Name	Total Units	NonDwell	Capital	Total Exempt
HANH LIPH General Occupancy				
1 4-37 Westville Manor	151	2	0	2
2 4-36 Brookside	295	0	295	295
4 4-35 McConaughy Terrace	201	5	0	5
5 4-15 County & Henry Streets	7	0	1	1
4-29 Valley Townhouses	40	1	0	1
4-30 Waverly Townhouses	52	2	0	2
10 4-04 Farnam Courts	240	4	0	4
12 4-72 QT Revitalization	81	0	0	0
13 4-34 Eastview Terrace	90	0	90	90
14 4-23 Essex	35	2	0	2
4-44+ Cisneros Scattered Sites	0	0	0	0
Total General Occupancy	1192	16	386	402
HANH LIPH Mixed Population				
3 4-14 Ribicoff Cottage	40	0	0	0
4-24 Ribicoff Extension	80	0	0	0
7 4-12 George Crawford Manor	109	2	7	9
4-31 William T. Rowe	176	1	104	105
8 4-28 Charles T. McQueeney	150	2	44	46
9 4-16 Robert T. Wolfe	93	2	9	11
4-26 Valentina Macri Court	17	1	0	1
4-11 Winslow Celentano	65	2	29	31
11 4-40 Fairmont Heights	98	3	0	3
4-22 Ruoppolo Manor	116	1	14	15
Total Mixed Population	944	14	207	221
HANH LIPH Elderly-Designated				
6 4-18 Constance B. Motley	63	0	0	0
4-08 Katherine Harvey Terrace	23	1	0	1
4-09 Newhall Gardens	36	1	9	10
4-10 Prescott Bush	60	0	60	60
Total Elderly Designated	182	2	69	71
Total Units	2318	32	662	694

File: Vacancy d5 06.31.07 (Sheet "Elite")

B. Rent Collection

Prior to FY 2007, HANH had reported and projected rent collection rates calculated as total cash collected, which incorrectly included non-rent amounts received such as late fees, legal fees, and maintenance fees. As a result, previous MTW Annual Plans and Reports reported and projected higher rent collection rates that are not accurate and not properly comparable to recent reporting of rent collection rates.

Based on the corrected calculations, in HANH's MTW Annual Plan for FY 2007, HANH reported a rent collection rate of 90% per month. As of May 2007, HANH's current rent collection rate is 92%. HANH has not yet achieved a 95% rent collection rate, which is our objective.

HANH recognizes that increasing our rent collection rate is necessary for the sustainability of our public housing program and management of individual public housing developments, particularly given

HANH's transitions to HUD's Asset Management model. The following are HANH's strategies and planned actions for FY 2008 rent collections.

- HANH has developed a single notice that combines both federal and state requirements for pre-termination and Notice to Quit. Using this combined notice (rather than 2 separate notices, each with their own separate time frame for cure) reduces the amount of time before grievance procedures and, if necessary, court procedures to cure the family's rent delinquency.
- HANH has arranged for automatic electronic payment of rents, and for rent payments at certain local banks. We have found that bank electronic records of payments have a lag time, for example, a family may have timely paid their rent at the bank by the 10th, but HANH may not receive record of the payment for 5-7 days. We are working with the banks to resolve these kinks in electronic reporting of payments. In the long-term (even the short-term), this arrangement is very advantageous to both HANH and our residents. In the short-term, our rent collection processes must include manual adjustments to account for these delays in bank's reporting of payments.
- Each Property Manager is responsible for their developments' budgets, and each Property Manager has his or her own methods for addressing late payments. Some Property Managers send friendly notices, others knock on doors, etc.
- By the 12th day of each month, the Property Managers review their rent rolls to identify families whose rent is delinquent. The Property Managers review automatically-generated notices (the combined pretermination/Notice to Quit). The Property Managers may withhold notices to families when the late payment is expected to be due to delayed bank reporting and other families where notice is inappropriate, such as families with pending interim recertifications or grievance hearings regarding their rent amounts. On the 28th-30th day of each month, HANH's Legal Department runs a new rent roll to identify families who remain delinquent, and together with the Property Manager's advisement, issues Complaints.
- In many cases, rent delinquencies and the resulting intervention of HANH's Property Management staff and Legal Department staff identify families whose lease compliance is associated with a need for services. Families are referred to HANH's Resident Services staff for assistance.
- HANH will not enter into informal repayment agreements. HANH will enter into only court-approved stipulation agreements for repayment over a 12-month period, unless there are other extenuating circumstances related to lease violations.
- Stipulation compliance is reviewed and monitored just like routine rent payment compliance. On the 12th day of each month, families' compliance with stipulation payments is reviewed. HANH estimates that roughly 75% of families on stipulation agreements comply.

C. Work Orders

C1. Emergency Work Orders

HANH's aim is to complete all emergency work orders within 24 hours. During FY 2007, thus far, HANH has completed 99% of emergency work orders within 24 hours. HANH's objective for FY 2008 is to continue to complete at least 99% of emergency work orders within 24 hours.

C2. Non-Emergency Work Orders

HANH's goal throughout its MTW term has been to average a 15-day turn-around time for non-emergency work orders. Thus far during FY 2007 (October 1, 2006 to present), HANH's average response rate for non-emergency work orders is roughly 15 days. The following table summarizes the number and average turn-around time by types of work orders.

Work Order Type/Origin	# Work Orders	Avg Days Completion
Inspections	2,030	26.18
Periodic Maintenance	1,280	12.96
Other Mgmt/Maint Requests	6,433	11.62
Resident Requests	946	16.06
Total Work Orders	10,689	14.94

In previous years, as HANH has improved its property management and maintenance, HANH has found that these improvements tended to increase work order response time, due to increased work orders from improved management and inspections. HANH has improved its work order reporting and response systems to more effectively record actual work order response times. The number of resident-requested work orders has been reduced as increased maintenance problems are routinely addressed through HANH staff's inspections and preventive maintenance activities. HANH notes that the category labeled "Other Mgmt/Maint Requests" includes many work orders that originated from residents, many of whom often make their work order requests directly to HANH staff rather than calling in a work order themselves.

D. Inspections

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

HANH has established a preventive maintenance plan with a regular periodic schedule of inspections, particularly focused on site, building, and systems maintenance issues.

HANH conducts housekeeping inspections as part of all routine inspections and on an as-need basis.

E. Security

E1. Security Issues in HANH Public Housing Developments

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

- Street level narcotics sales are a significant problem.
- The number of violent crimes in HANH's public housing developments is relatively small. However, even if comparatively small in number, these have an immeasurable cost to our communities.
- Vandalism and property damage crimes are significant problems, including graffiti, broken windows, illegal dumping of trash.
- Breach of peace incidents and disputes between residents and/or guests are the most commonly reported security problem. In most cases, these incidents are between parties with personal relationships.
- Squatters and unauthorized occupants have proven to be a significant source of security issues. In many cases, unauthorized occupants are not added to a household's lease because of a criminal background that the family knows would make them ineligible.

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

- The most commonly reported security issue in our Mixed Population and Elderly developments, particularly in our highrise buildings, is inappropriate traffic and activities by visitors to the building. In most cases, the visitors apparently are admitted to the building as the guest of a resident, but are not subsequently escorted out of the building and may roam the hallways, stairways, and common areas. In many cases, the problem of inappropriate activities by unescorted visitors is associated with a residents' drug use or hiring of prostitutes. For this reason, even visitors with a legitimate and legal purpose for visiting the building—such as family members of residents—may be perceived by residents as a possible threat.
- Breach of peace incidents and disputes between residents and/or guests are very common security problem. In most cases, these disputes are between neighbors or parties with personal relationships.

In many cases, residents attribute the security problems 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 their 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. Equally critical is empowering our residents to be an effective partner, together HANH and the New Haven Police Department, in addressing the security problems that affect our communities.

E2. Security and Crime Prevention Measures

The following are HANH's current and planned measures for addressing security issues and crime prevention in our public housing developments:

- **Updated Expert Evaluation.** For several years, HANH has been guided by a 2002 Sparta Security Report, which evaluated security issues in our developments and recommended strategies for addressing security problems. In June 2006, HANH issued a Request for Proposals to engage an expert consultant firm to prepare an updated security report. HANH anticipates that the updated report will require several months for completion. Its evaluation and resulting planned strategies will be incorporated into HANH's next MTW Annual Plan, although HANH may undertake recommended measures earlier.
- **Guard Services.** HANH has contracted for uniform guard services. This includes fixed-post guards at 8 highrise properties (McQueeney Towers, Fairmont Heights, Ruoppolo Manor, Robert T. Wolfe, Crawford Manor, William T. Rowe, Winslow Celentano, and Constance Baker Motley). In several sites, the fixed-post guard schedule is 8 hours per day (evening hours), 7 days per week; in other sites, the guard schedule is Thursday through Tuesday. The fixed-post schedules are based on need, determined in consultation with the developments' Tenant Representative Councils and resident meetings, and are intended to supplement the daytime resident volunteer Building Attendant program (described below). This guard service is supplemented by a mobile patrol supervisor who not only monitors the fixed-post guards but, also, periodically drives through developments where HANH does not have guard service. Under this contract, HANH also may request two-man uniform patrols on an as-needed basis.
- **Extra-Duty Police Services.** HANH wishes to contract with the New Haven Police Department for extra-duty police services, as needed, targeted particularly to our General Occupancy developments and particularly during summer months. HUD has indicated that HANH cannot contract for extra-duty police services unless HANH has conducted, for HUD approval, a detailed

analysis of the current level of services provided by the NHPD. This analysis requires consultant expertise. In HANH's June 2006 Request for Proposals for security consultant services, HANH has included this analysis in the Scope of Services, and will make this task the first priority.

- **Expanding Security Cameras to Family Developments and Garden-Style Developments.** HANH has installed security cameras in its lobbies, elevators, and other common spaces of its 8 highrise developments. HANH's long-term security strategies have included expanding CCTV security cameras to General Occupancy and other garden-style developments. HANH began implementing this plan during FY 2007. We have contracted for installation of 78 cameras at 5 General Occupancy and garden-style developments: Farnam Courts, Westville Manor, McConaughy Terrace, Valley Townhouses, and Rbicoff Cottages & Extension. This represents a commitment of nearly a million dollars (\$970,000). Installation at the first site—Farnam Courts—is nearly complete, and installation at all sites under the contract is scheduled for completion by December 31, 2007. HANH has also incorporated CCTV security camera installation in its redevelopment plans for Eastview Terrace. HANH's next steps are to expand camera installation to 3 additional garden-style Mixed Population and Elderly developments, Katharine Harvey Terrace, Newhall Gardens, and Valentina Macri Court, at property gates or entrance streets.
- **Cable Access to Intercom Security Camera Images.** In HANH's highrise buildings, the most commonly reported security concern is traffic and inappropriate activities by non-resident visitors to the building. In almost every case, the non-resident visitor has been admitted to the building by a resident. HANH is installing security cameras facing the intercoms at each highrise. HANH has contracted with Comcast cable so that residents may view the security camera images from the intercoms. If a resident is buzzed on his or her intercom, she may view through cable TV an image of the person at the intercom in order to determine whether it is a welcome guest that he or she should admit to the building. This is a common security feature in other elderly/disabled housing complexes. Installation of all cameras and central equipment and lines is already completed. Comcast Cable must visit each apartment that does not have existing cable service in order to ensure the apartment is cable-ready. HANH will pay for cable access as a property management security cost, at a fee that is roughly \$10 per month per household. HANH will evaluate the effectiveness of this expenditure at 12 and 24 months, as HANH has clearly informed residents in multiple resident meetings on this subject. HANH is also planning to expand the cable access to new sites (garden-style Mixed Population and Elderly developments) as security cameras are installed at gates or property entrances.
- **Site Lighting.** During FY 2007, HANH's security strategies have emphasized site improvements that do not require a large capital or ongoing operating cost but may have significant deterrent effects, including effective sight lighting. HANH engaged a consultant to tour every HANH property, together with HANH's Chief of Security, to evaluate site lighting. We have increased site lighting in nearly every development, as needed, and conducted other property management improvements (such as tree trimming) for this purpose. Most importantly, HANH staff have raised this issue repeatedly in tenant meetings, and we have responded to the information provided by residents. This continued iteration has led to residents being very attentive in noticing and reporting to HANH trouble spots. It has a broader beneficial effect: because HANH has demonstrated its responsiveness to residents' concerns about site lighting, residents have begun to be more willing to inform HANH of other security problems.
- **Fencing and Gates.** As stated above, during FY 2007, HANH's security strategies have emphasized site improvements that do not require a large capital or ongoing operating cost but may have significant deterrent effects, including fencing and gates. Modernization of Constance Baker Motley and Katharine Harvey Terrace included fencing and gates that, essentially, made these developments gated communities. During FY 2007, HANH contracted for fencing and gates for

Valentina Macri Court, a small development with significant security problems and whose size and layout makes fencing reasonable. Valentina Macri is now a gated community, with fencing surrounding the property, and electronic gates connected to an intercom system. At residents' requests, HANH is considering similar fencing and gates capital improvements at 2 additional sites—Fairmont Heights and Ribicoff Cottages & Extension. In addition, repairs and improvements of existing fencing has been a priority during FY 2007 and will continue to be a priority in FY 2008. For example, Ruoppolo Manor is already a “gated community,” and repairs to the existing fencing, walls, and gates may increase security. Repairs to property fencing at McConaughy Terrace—a very large family development—have been reported to reduce trash and dumping.

- **Officer-in-Residence Program.** HANH currently has 9 officers-in-residence living in HANH public housing developments. Although officers-in-residence are not expected to be on-duty 24/7, they have formal explicit responsibilities according to their lease agreements. They are expected to attend monthly Tenant Representative Council meetings, as well as monthly meetings with the Property Managers for their developments, and submit monthly reports to HANH. The New Haven Police Department has appointed a liaison whose part-time responsibility is coordination of HANH officer-in-residence activities. HANH and the NHPD will continue to work together to expand HANH's officer-in-residence program.
- **Resident Volunteer Building Attendant Program.** HANH has established a Building Attendant program in which HANH resident volunteers are responsible for fixed posts at the front desks of their highrise developments and monitor building access, primarily during daytime hours. This volunteer service by Building Attendants provides a very valuable service to the community. The Building Attendant Program is overseen by the citywide Resident Advisory Board and the Tenant Representative Councils of each development, in collaboration with HANH's Resident Services staff. The fixed-post building access monitoring by Building Attendants, during the daytime hours, is supplemented by contracted uniform guard services during evening hours, as described above.
- **Routine Coordination with the NHPD.** On a daily and weekly basis, HANH receives reports from the New Haven Police Department (NHPD) of all calls and written reports for incidents occurring on or near HANH's public housing properties. HANH's Property Managers attend monthly TASCA meetings of NHPD supervisors, district managers, and chiefs to review monthly calls, crime mapping, and projected security issues.
- **Lease Enforcement.** HANH continues to vigorously pursue summary process legal actions for nuisance activities, including criminal activities and other lease violations that affect the security and safety of fellow residents.
- **Squatters and Unauthorized Occupants.** During FY 2007, HANH's Waverly Townhouses development had a shooting between two parties, both of whom were unauthorized occupants in the development. This is only one example of a security problem that is proving to be very significant: Unauthorized occupants that families do not report to HANH because the family recognizes that HANH will not approve the person's occupancy due to the person's criminal background. HANH has identified another case in which the named leaseholder no longer occupies the apartment; the only occupants are unauthorized persons with criminal backgrounds that would prevent their eligibility. This is a particularly difficult security issue to address as it is very difficult to establish that a person is an unauthorized occupant (rather than just a visitor). HANH will pursue every means of issuing criminal trespass notices against unauthorized persons, and will continue to pursue, together with the NHPD and residents, the development of strategies for addressing security issues associated with unauthorized occupants.

9. Management Information: MTW Voucher Program

Under HANH's MTW Agreement with HUD (Appendix A, VI), HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program, for the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. During FY 2008, HANH will implement an alternative MTW Voucher Program. Key features, which are described below, include:

- Rent Simplification Policies (see Section 7, "Occupancy Policies")
- Alternative inspection policies
- MTW Rent Standards to promote expanded housing opportunities and to assist families who require wheelchair accessible apartments
- Revised rent burden standards, to increase family choice and expand housing opportunities: after the first year of program participation, families may lease housing that requires a family contribution exceeding 30% of income, provided the total rent burden does not exceed 40% of income.

A. Leasing Information

HANH's MTW Agreement covers 4,379 vouchers. This includes 491 vouchers authorized for West Rock redevelopment and not included in calculations of our utilization rate. The remaining 3,888 vouchers are available for lease-up or other authorized MTW purposes.

As of June 1, 2007, HANH has 2,879 total vouchers under lease. This represents a utilization rate of 74%.

HANH's goal for FY 2007 was to lease up 240 additional households. As of June 1, 2007, HANH has issued 172 additional vouchers. HANH anticipates that, by the end of FY 2007 (September 30, 2007), HANH will have issued roughly 250 new vouchers during the year.

HANH's goal for FY 2008 is to lease up 360 new households.

B. Rent Reasonableness

As required by HUD regulations, for each apartment leased, HANH conducts a rent reasonableness test to verify that the rent requested is reasonable. HANH also conducts rent reasonableness tests each time a landlord requests a rent increase. HUD regulations also require rent reasonableness tests when there are significant changes in the FMRs, which was not applicable during FY 2007 and is not expected to be applicable during FY 2008.

HANH engages a consultant firm to provide us with a current database and software for conducting rent reasonableness tests. The database consists of a sample of New Haven apartments representing a range of neighborhoods, bedroom sizes, building type, age and condition of the property, utilities, apartment amenities, and other relevant market features. The database is intended to provide comparables and to measure the market rent value of specific market features. Based on this database, the software system provides a rent reasonableness score of the contract rent proposed for an apartment.

HANH's previous practice had been to update our rent reasonableness database and system every two years. During FY 2007, we determined to update our rent reasonableness database and system on an annual basis to timely capture market changes.

C. MTW Rent Standards to Promote Expanded Housing Opportunities

Under HANH's MTW Agreement with HUD (Appendix A, VI), HANH is authorized to develop its own Leased Housing Program through exceptions to the standard HCV program, for the purposes of creating a successful program with stable landlords, high-quality properties, and mixed-income neighborhoods. This includes reasonable policies for setting rents and subsidy levels for tenant-based assistance (Article I.H). During FY 2008, HANH will implement MTW Rent Standards that allow HANH to approve exception rents in the following cases:

- Wheelchair accessible units
- Large bedroom-size units (4 bedrooms or larger)
- Expanded housing opportunities in neighborhoods with low concentrations of poverty
- Housing opportunities in new development projects that include significant public investment to promote revitalization of neighborhoods
- Mixed-income housing opportunities that promote expanded housing opportunities and deconcentration of poverty

In addition, HANH will approve budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications.

Requests for MTW Rent Standards will be reviewed on a case-by-case basis. Under no circumstances may HANH approve an MTW Rent Standard above 150% without prior HUD approval. HANH will reexamine its MTW Rent Standards monthly to ensure that HANH does not exceed 120% of the FMRs in the mean Rent Standard, which includes HAP payments to landlords, tenant rent payments to landlords, and any utility allowance amounts.

D. Expanded Family Choice in Moves

Under the current regulations, a family may not elect to lease an apartment with a rent that requires the family to contribute more than 30% of their income toward housing costs, except after the first year of occupancy of the apartment. HANH's alternative MTW Voucher Program will eliminate this restriction for families after their first year of participation in the Voucher Program. For the purposes of promoting family choice and expanded housing opportunities, HANH will allow families to lease housing with a higher rent burden provided that the family's total contribution to housing costs does not exceed 40% of income.

E. Other Measures for Deconcentrating Poverty & Expanding Housing Opportunities

The Housing Choice Voucher program is intended to promote family choice, in particular, to help families move into neighborhoods with lower minority concentrations and, particularly, lower concentrations of poverty. In the City of New Haven, the average poverty rate is 24%, and the majority of Census Tracts within New Haven have poverty rates exceeding 20%. In the New Haven-Meriden PMSA, the poverty rate is 9.7%. HANH's aim is to encourage families to consider opportunities in the lower poverty neighborhoods within New Haven and nearby suburbs. HANH's activities to promote expanded housing opportunities include the following:

- HANH has developed detailed maps and data regarding the poverty rates and minority concentrations of Census Tracts within HANH's PMSA.
- HANH has developed outreach materials to provide Section 8 (HCV) 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 has HUD approval for exception rents in many low poverty neighborhoods, both within New Haven and the nearby suburbs, where higher rents may limit families' opportunities.
- HANH has established a full-time staff position, the Landlord/Tenant Liaison, to coordinate HANH's expanded housing opportunities activities and related services.

F. MTW Inspection Strategies

HANH's MTW Agreement provides authority for HANH to develop and test alternative methods for administering its Section 8 (HCV) program. During FY 2008, HANH's MTW Voucher Program will implement alternative inspection requirements: property owners with a history of successful inspections will be subject to HQS inspections every two years, rather than annually.

HANH will continue to conduct pre-contract HQS inspections of 100% of proposed units, as well as follow-up Quality Control inspections of approximately 10% of units inspected.

If inspections identify a health and safety deficiency, it must be corrected within 24 hours. When inspections identify other HQS deficiencies, these must be corrected within 30 days or HANH will abate the landlord's rent.

HANH's routine inspections are performed, under contract, by the City of New Haven's Livable City Initiative (LCI) division, which is the City agency responsible for building code inspections and other monitoring. HANH's Section 8 (HCV) department includes staff who have been HQS certified so that HANH can assist by conducting inspections in-house. Quality Control inspections are performed in-house by HANH staff.

Throughout the years that HANH has contracted with LCI to perform inspections, HANH and LCI have continued to work together to improve coordination and to resolve problems. During FY 2007, LCI has moved to electronic recording of inspection results, including reporting directly into HANH's Emphasys Elite system, which significantly increases the timeliness of reporting of inspections, inspection results, and deficiencies requiring enforcement activity. The HANH Service Center Deputy Director for the Section 8 (HCV) program meets weekly with LCI regarding inspection activities.

G. Project-Based Section 8 (HCV) Program

In its Administrative Plan, HANH has established site and neighborhood standards to ensure that HANH's project-based voucher program promotes statutory and local goals of deconcentrating poverty and expanding housing and economic opportunities. At the end of this Section, HANH has provided the selection from its Administrative Plan that describes HANH's site and neighborhood standards for its project-based voucher program.

Selection from HANH's Administrative Plan
Addendum: HANH's Project-Based Voucher 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(I).
- 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.

10. Resident Programs

HANH's MTW Goal 3 states HANH's commitment to build strong communities through increased self-sufficiency and opportunities for HANH program participants. During FY 2007, HANH has significantly expanded its resident programs and services, which are administered by HANH's Department of Economic and Community Development. In addition, HANH is in the process of hiring a Clinical Social Worker to support the efforts of our staff and programs to serve residents with mental health and other behavioral health disabilities. This Section provides an overview of HANH's resident programs and services, including key activities planned for FY 2008.

A. ROSS RSDM Resident Services 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.

B. ROSS RSDM Resident Services for Elderly & Disabled Residents

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.

C. Supportive Housing Services in HANH Public Housing Developments

HANH's Mixed Population developments increasingly serve persons with behavioral health disabilities, including serious mental health problems often combined with substance abuse. In the absence of services, many residents have difficulties maintaining lease compliance and living independently and effectively in their public housing communities. This has implications for HANH's ability to manage the property effectively and, most importantly, for the quality of life of fellow residents. HANH anticipates that the number of Mixed Population residents with serious behavioral disabilities will continue to grow exponentially, as 90% of our waiting list is comprised of nonelderly persons with disabilities.

HANH believes that our ability to effectively manage our large Mixed Population developments depends upon our ability to provide intensive, on-site services. This is particularly crucial in large highrise developments, where residents must share common space (lobbies, elevators, hallways, etc.).

In 2001, in partnership with ALSO-Cornerstone, Inc., HANH established a supportive housing program in its Ruoppolo Manor public housing development, a Mixed Population development with 116 units. The Ruoppolo Supportive Housing Program provides intensive services to 23 residents with behavioral health disabilities. The program's offices and program space are located within the building, and staff are on-site extended hours (9 a.m. to 8 p.m.) seven days a week. Services include intensive case management; assistance in helping residents access mental health and addiction services, daily living skills programming, counseling and regular sessions related to sobriety, anger management, conflict resolution, and other clinical health needs, as well as a full range of basic support needs (income, benefits, medical health, transportation, legal assistance). The program has been very effective in helping some of HANH's most troubled residents to maintain lease compliance and to live independently and effectively in their community. In addition to the intensive services for 23 residents, with the staff's on-site presence, the program also provides services to all residents of the building, for example, helping residents with paperwork or service referrals, as well as community activities.

During 2007, HANH expanded its supportive housing programs to two additional Mixed Population developments. In McQueeney Towers, a development with 150 units, the supportive housing program provides intensive services to 30 residents. In Robert T. Wolfe, a development with 93 units, the supportive housing program serves 25 residents. During FY 2008, HANH intends to expand its supportive housing programs to 2 additional Mixed Population developments: Crawford Manor (109 units) and Fairmont Heights (98 units).

HANH's supportive housing programs represent a significant investment by HANH, as the intensive level of services costs approximately \$9,500 per resident per year. Each of the 3 existing programs brings matching funds representing at least 50% of the program cost. Nonetheless, HANH believes this investment is crucial to our effective management of these properties, for the quality of life of residents, and for the ability of many residents to maintain housing, maintain lease compliance, and live independently and effectively in their communities.

D. 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, according to each family's needs. While the ultimate goal is economic self-sufficiency, HANH's FSS program works with each family where they are today: some families may need to build family stability, others may need to build employability, other families are already employed and working toward career development, and other families may also wish to work toward homeownership. During FY 2007, HANH expanded its staff by hiring a 3rd FSS Coordinator, which provides the program with capacity to serve 150 total families. Each family may participate for up to 5 years, and, during their program enrollment, any incremental rent increases due to increased earned income are saved in escrow, on behalf of the family, which the family may use upon graduation for approved self-sufficiency purposes.

E. 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. Public housing families who have completed the program and are mortgage-ready will be awarded Section 8 vouchers for SEHOP homeownership.

To date, HANH's SEHOP program has helped 16 HANH-assisted families, including 4 public housing families, become first-time homeowners, and several additional families are mortgage-ready.

During FY 2008, HANH intends to significantly expand its homeownership program, targeting particularly families who were former residents of HANH's Brookside and Rockview developments. HANH is beginning its West Rock revitalization plan, which will include 90 homeownership units, and HANH wishes to ensure that these homeownership opportunities are available to our former West Rock families. Although construction likely will not be completed for 3-5 years, HANH recognizes that many families require several years to build income and repair credit issues before they are ready for homeownership, so we are beginning to outreach to families now.

F. Section 3, Employment, and Training Efforts

HANH is undertaking more than \$200 million in capital investments over the next 3-5 years. HANH is making significant investments to ensure that these capital projects result in economic opportunities for our public housing residents and other low-income families. HANH has hired a Business Development Manager responsible for coordinating all Section 3 activities. The Business Development Manager is responsible for negotiation and approving Section 3 plans for all contracts, and overseeing subsequent enforcement of Section 3 plans by contractors. Most importantly, the Business Development Manager is responsible for matching Section 3 residents and businesses with available employment opportunities.

HANH recognizes that many public housing residents may not have the work history or skills for many Section 3 jobs. To build residents' employability, HANH has partnered with the City of New Haven's Commission on Equal Opportunities to provide the Career Development School, which provides pre-employment training followed by on-the-job training, led by union trainers in the 5 construction trades, working on renovations to HANH vacant units. Upon graduation, residents are eligible for union apprenticeship. The Career Development School holds 4 quarterly training sessions per year, each serving 16-20 residents.

To support the development of resident-owned businesses, and other Section 3 businesses, HANH has partnered with Empower New Haven and G-Girls to provide business development training and technical assistance. HANH has committed more than \$200,000 to a revolving loan fund. The program currently has 13 participants.

Attachment A

Board Resolution Approving This FY 2008 MTW Annual Plan

To: Board of Commissioners
From: Jimmy Miller, Executive Director
Date: July 24, 2007
RE: Approval of MTW Annual Plan for FY 2008

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 07-111/07-R.

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 2008. We request the Board's authorization for the Executive Director to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Plan for FY 2008 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

Housing Authority of the City of New Haven

Resolution Number: 07-111/07-R

RESOLUTION APPROVING HANH'S MTW ANNUAL PLAN FOR FY 2008

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 2008 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.

Approved: _____
 Jimmy L. Miller, Contracting Officer

APPROVED AS TO FORM ONLY:
 BERCHEM, MOSES & DEVLIN, P.C.

Approved: _____
 Rolan J. Young, Esq.
 A Principal

Attachment B
MTW Certifications

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of New Haven

Program/Activity Receiving Federal Grant Funding

Moving to Work Deregulation Demonstration Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

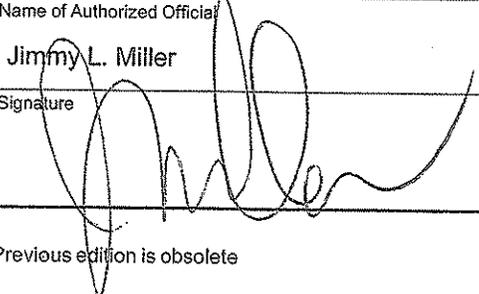
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the 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)

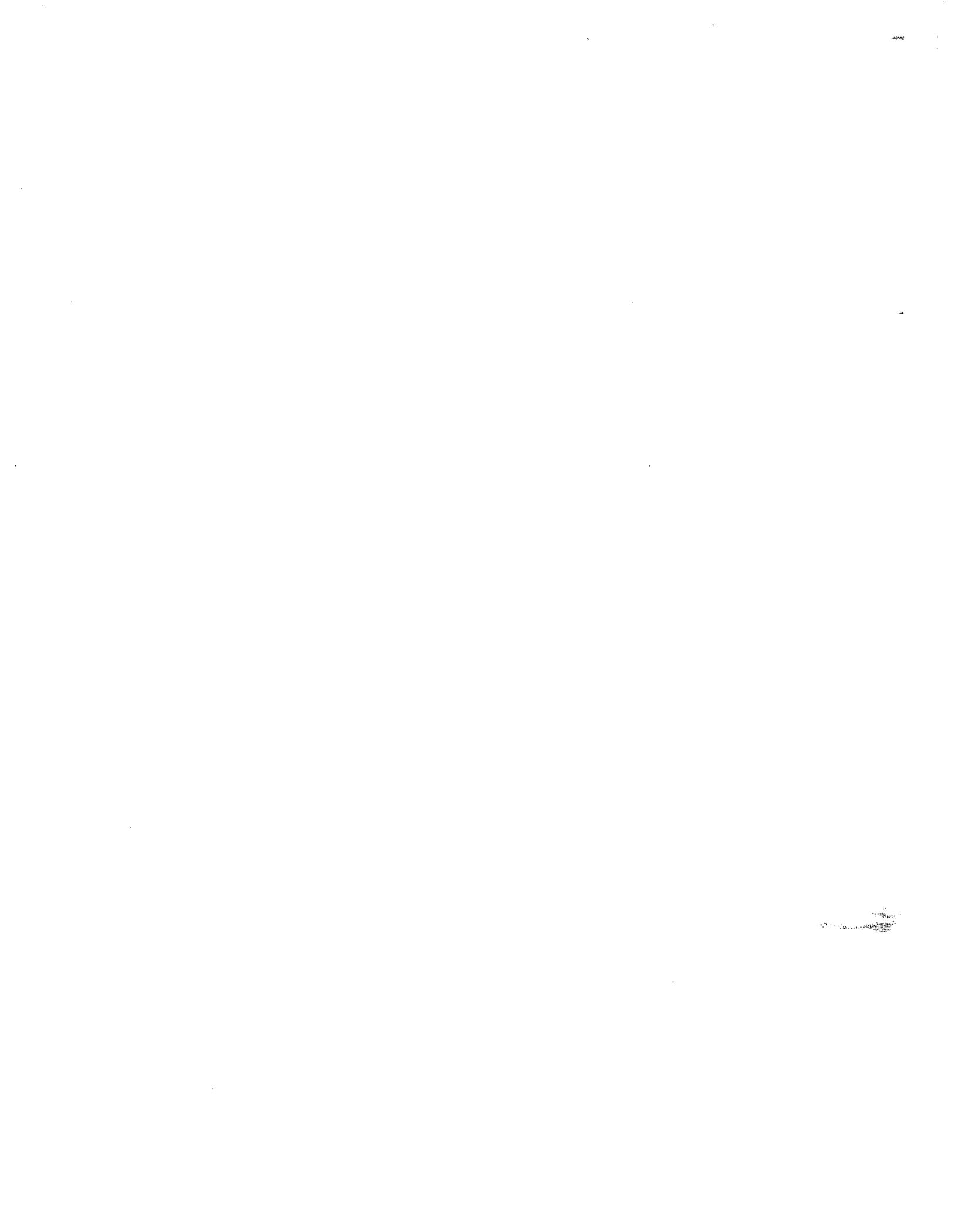
Name of Authorized Official Jimmy L. Miller	Title Executive Director
Signature 	Date (mm/dd/yyyy) 07/30/2007

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Attachment D

MTW Rent Simplification Policy for the Public Housing Program



To: Board of Commissioners

From: Jimmy Miller, Executive Director

Date: June 25, 2007

RE: Amendment to HANH's 2007 Annual Plan for Rent Simplification Policies

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 06-97/07-S.

TIMING: Immediately.

DISCUSSION: HANH's MTW Agreement permits HANH to develop and test alternative rent structures for HANH's public housing and Section 8 programs. During 2007, HANH staff has undertaken an extensive process to develop alternative rent and recertification policies. These policies are described in the attachment, which will be incorporated into HANH's MTW Annual Plan for FY 2007. HANH intends to begin implementation of its Rent Simplification Policies beginning October 1, 2007.

HANH's Rent Simplification Program is the product of an extensive public, collaborative process with very significant input from stakeholders. HANH staff held more than a dozen meetings with TRCs and residents of every public housing development. A meeting with Section 8 participants had attendance of more than 300 persons. HANH has had ongoing discussions with the Resident Advisory Board throughout the process of developing the proposed policies. Likewise, HANH has involved New Haven Legal Assistance throughout the process.

This resolution requests Board approval of the MTW Rent Simplification Program and corresponding approval of the amended MTW Annual Plan for FY 2007. HANH notes that the attached policy statements provide a broad perspective which must be defined in revisions to our ACOP and Administrative Plan. HANH will bring revised ACOP and Administrative Plan documents to the Board this summer.

FISCAL IMPACT: The Rent Simplification Program is intended to be revenue neutral.

STAFF: Jimmy L. Miller, Executive Director
Timothy Sandor, Chief Financial Officer
Maureen Novak, Special Assistant to the Executive Director

Housing Authority of the City of New Haven

Resolution Number 06-97/07-S

**APPROVING HANH'S MTW RENT SIMPLIFICATION POLICIES
& THE AMENDMENT TO HANH'S MTW ANNUAL PLAN FOR FY 2007**

WHEREAS, HANH's Moving to Work Agreement with HUD authorizes HANH to develop and test alternate rent structures and

WHEREAS, HANH staff have developed an MTW Rent Simplification Program for the Public Housing and Section 8 programs; and

WHEREAS, the attached MTW Rent Simplification Program policies were developed upon extensive data analysis of the impact of the policies; and

WHEREAS, the attached MTW Rent Simplification Program policies include hardship and transition provisions to minimize any negative effects on existing tenants and participants; and

WHEREAS, the MTW Rent Simplification Program is the product of significant resident and advocate input, including the Resident Advisory Board; and

WHEREAS, adoption of MTW Rent Simplification Program policies requires their inclusion in HANH's MTW Annual Plan and submission to HUD for approval of the amended Plan; and

WHEREAS, on June 19, 2007, HANH conducted a public hearing regarding the proposed amendment to HANH's MTW Annual Plan for FY 2007;

WHEREAS, HANH provided 45 days published notice of the public hearing, during which time HANH made available copies of the proposed policies which would amend the Plan, and invited comments from the public; and

WHEREAS, HANH considered all comments received in the development of this amendment to the MTW Annual Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

1. That the Board approves the attached Rent Simplification Programs; and
2. That the Board approves the attached Amendment to HANH's MTW Annual Plan for FY 2007; and
3. That the Board authorizes the Executive Director to take such actions and execute such documents as necessary to submit the attached MTW Annual Plan for FY 2007 to HUD and to solicit HUD approval.