

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

2010 MOVING TO WORK ANNUAL PLAN



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Board of Commissioners

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I. Introduction

A. Overview of Agency's Goals and Objectives

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 36 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 2010 (October 1, 2009 to September 30, 2010).

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.

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

According to the MTW Agreement, HANH's MTW program does *not* include HUD grant funds committed to specific grant purposes, namely: HANH's HOPE VI grants for Monterey Place, HANH's HOPE VI grants for Quinnipiac Terrace/Riverview, any future HOPE VI Revitalization grants and other competitive grant funds awarded for specific purposes. These grant funded programs committed to specific purposes require HANH to provide periodic reports to HUD. Although these grant funded programs are not included in HANH's MTW program, HANH has included information, where relevant, regarding these grant funded programs in this MTW Annual Plan for FY 2010.

HANH's original MTW Agreement with HUD became effective retroactively to October 1, 2000. The initial seven-year term of HANH's MTW status expired on September 30, 2008. HUD proposed a new, revised MTW Agreement that would provide MTW status for 10 years. HANH executed the Amended and Restated Moving to Work Agreement on May 2, 2008. The Amended and Restated MTW Agreement governs HANH's MTW status through 2018. HANH made the agreement available for public review and comment for a 30 day period and conducted a

public hearing at the end of the review period. The public hearing was conducted on February 25, 2008. The HANH Board of Commissioners approved the Amended and Restated MTW Agreement through Resolution No. 02-22/08-R on February 26, 2008.

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. This Three Year Plan forms the basis of the agency's long-term planning process. The MTW planning process provides the agency with a mechanism for updating its long-term strategy on an annual basis by enabling HANH to take stock of the progress of its on-going activities and by addressing new concerns by establishing new goals and objectives for FY 2010. The 2010 Annual MTW Plan set forth a long-term vision for the agency for the next 10 years. The long-term vision for the agency centers on streamlining its processes to become more effective and innovative. The long-term vision also calls for the agency to enhance its efforts to promote the economic self-sufficiency of its residents and to increase the housing choices for them and its program participants, as well. The agency recognizes that its long-term viability rest with the economic well being of its residents and the variety of housing choices that it is able to provide them. The long-term vision also calls for the agency to develop relationships with local non-profit organizations to enhance the delivery of its programs, as well as looking to develop commercial ventures that will both expand housing choices in addition to making the agency more efficient.

HANH's 2010 MTW Annual Plan was made available for public review and a public hearing was held on May 27, 2009. On June 16, 2009, the Board of Commissioners passed Resolution #06-97/09-R approving the 2010 MTW Annual Plan.

B. Objectives for FY 2010

During FY 2010 HANH proposes several additional new initiatives designed to increase the efficiency and cost effectiveness of the program, increase resident/participant self sufficiency and to increase participant's housing choices. HANH proposes the following new initiatives which are more fully described in "Section IV: Proposed MTW Activities":

Increase Housing Choices for Low Income Families

- Identify and realize Capital Projects- through the Agency-wide Needs Assessment performed in FY2009 for existing developments with outstanding improvements required. It is HANH's intent to update the Capital Improvements Plan and identify the site specific projects, projected costs and commitment by fiscal year and update HANH's Multi-Year Capital Plan projecting out to FY 2015.
- Voluntary Conversion of 904 Howard Ave (William T. Rowe). In order to ensure the long term viability of the project, the authority intends to voluntarily convert William T. Rowe to Project Based Vouchers. HANH will allocate Project Based funding for up to 171 units. The authority will keep these units under ACC despite this initiative. HANH will develop a project based budget using project based revenue rather than ACC subsidy.
- Develop Long Term Viability Plan for Valentina Macri (109 Frank St.). HANH will sell, lease, dispose or voluntarily convert this poor performing asset. All avenues will be researched to determine the most appropriate course of action.
- Deconcentration of Poverty - By providing participants with additional information to aid their housing search in areas of low-poverty, HANH may facilitate participant's expanded housing search. HANH will utilize real estate consultants to assist in the identification of units in areas of low poverty and link participants to these units. During FY 2010, this initiative will be measured by assessing the lease up rates in areas of low poverty.
- Cap on Project Based Units in a Project. Increasing the cap from 25 to 75 percent for mixed finance projects and up to 50 percent in other cases will help to increase the supply of affordable housing in areas that promote deconcentration of poverty
- Implement Phase III of Quinpiac Terrace. The Revitalization Plan calls for 33 rental units and 20 homeownership units.

Give Incentives to Families with Children Whose Heads of Household are Either Working, Seeking Work, or Participating in Job Training, Educational or Other Programs that Assist in Obtaining Employment and Becoming Economically Sufficient.

- Specialized Training Opportunities for HANH's FSS families. HANH proposes to provide specialized training in areas where there are employment opportunities such as health care, auto mechanics, retail sales, entry level banking positions and customer service.
- Business Development Support Program– HANH will provide educational, training, financial management and administrative support services to start up and existing resident owned businesses to enhance their internal capacity and ability to compete in competitive procurement. HANH's goal is to create three new businesses during FY 2010.
- Supportive Housing Initiative with Department of Mental Health and Addiction Service (DMHAS). HANH will provide twenty tenant based vouchers to participants receiving DMHAS' intensive case management. Participants screened by DMHAS will be given preference on the supportive housing waitlist.

Reduce Cost and Achieve Greater Effectiveness in Federal Expenditures

- Research and Evaluation. HANH will undertake a research and evaluation study of its MTW program.
- Replacement Housing Fund Plan. The Housing Authority of the New Haven (HANH) wishes to request approval from HUD to reprogram any unused portion of the 2006 Replacement Housing Factor funds grants and all of the 2007 and 2008 RHF grants and to reset the obligation and expenditure deadlines for the accumulated 2006 and 2007 RHF grant amounts.

C. Ongoing Initiatives

HANH continues to make progress toward the following initiatives:

- Project Modernization. During FY10 the modernization projects will be completed at Fairmont, McConaughy, McQueeney, Robert T. Wolfe, Crawford Manor, Ruoppolo Manor and the 4 Elderly Designated developments.
- Property Disposition. HANH anticipates disposition of: 7 Shelton Ave., 39 County St., and 620 Grand Ave. (Warehouse).
- Rent Simplification. HANH has completed transition to rent simplification model with all families on biennial or triennial recertification schedule.
- Vacancy Reduction. HANH will continue to show improvement from the baseline FY08 vacancy rate of 10%. The FY10 vacancy rate is expected to be 5%.
- Inspections. HANH is evaluating the impact of the transition to 20% LIPH unit inspection schedules and alternative HCV unit inspection schedule for high performing landlords.
- Capital Fund Financing Program. HANH continues discussions with HUD around its modified CFFP approach utilizing Section 9 funds. HANH expects to sell bonds during FY10.
- Design Guidelines, TDC and HCC Waivers. HANH has implemented its revised design guidelines and will continue to use. TDC and HCC alternatives have been submitted to HUD.
- Energy Performance Contracting. HANH is in the process of contracting with ESCO to pursue energy saving improvements. HANH expects to execute a contract during FY10 and begin implementation.

- HCV Initiatives. During FY08 HANH introduced direct deposit for landlords. We continue to market this service and enroll additional landlords. Additionally, we have introduced a foreclosure protection program and expect to issue first vouchers under this program during FY10. Activities that support Expanded Choice in Family Moves will continue during FY10. Additionally, HANH has increased its PBV program as outlined in this and previous plans and continues its planned allocation of PBV units during FY10.
- LIPH Initiatives. Implementation of the marketing initiatives for Higher Income Eligible families began during FY09 with the development of marketing materials. Outreach will continue during FY10. Additionally the re-entry pilot implementation was delayed and now will begin during FY10. Planned security improvements are underway with completion of improvements anticipated during FY10. Renovation of all acquired scattered site properties will be completed during FY10.
- Supportive Services. All planned supportive service initiatives have been implemented and will continue during FY10 including: Resident Services for families, Resident services for Elderly/Disabled, Supportive Services Contracts in E/D buildings, FSS program, Section 3 Employment and Training and SEHOP.
- Major Redevelopment Activities. Each of the following major redevelopment activity is proceeding and described more fully in the tables: 122 Wilmot Road, West Rock Redevelopment, William T. Rowe and Quinnipiac Terrace III. The Eastview Terrace redevelopment was completed during FY09.

II. General Housing Authority Operating Information

A. Housing Stock Information

HANH's current LIPH housing stock of 2,422 reflects a reduction of more than 500 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 FY2009 and projections for FY2010. HANH has budget authority for 4,379 Housing Choice Vouchers. HANH has leased 3,047 Housing Choice Vouchers, which includes 39 supportive housing vouchers. HANH also administers 80 single room occupancy vouchers. (The SRO vouchers are not included in the MTW program). HANH plans to increase utilization to 3,505 HCVs during FY10. The table below provides detailed information.

Housing Stock Information

Housing Program & Type	Current	Units to Be Removed During FY 2010	Units to Be Added During FY 2010	Planned FY 2010
Public Housing				
General Occupancy	1022	0	+50	1072
Mixed Population	972 ¹	-172	0	800
Elderly	237 ²	0	0	237
Scattered Site	191	0	0	191
Public Housing Subtotal	2,422	-172	+50	2300

¹ Includes UFAS compliant units in Elderly designated buildings that are available to elderly/disabled residents in need of accessible units

² Does not include UFAS compliant units located in Elderly Designated buildings

Section 8 (HCV)				
Tenant Based	2772		+208	2,980
(NEW) DMHAS Supportive			+20	+20
PBV Fellowship I	18			18
PBV Fellowship II	5			5
PBV Norton Court- ALSO Cornerstone	10			10
ALSO-Cornerstone	6			6
Quinnipiac Terrace Phase 1	23			23
Quinnipiac Terrace 11	23			23
Park Ridge	60			60
Eastview	49			49
West Village	15			15
Casa Otonal	15			15
Mutual Housing	18			30
CUHO	14			14
Frank Nasti	7			7
Additional PBV RFP awards			+19	19
Foreclosure			+50	50
Brookside			+50	50
William T. Rowe			+75	75
Shartenberg			+20	20
Quinnipiac Terrace III			+16	16
Section 8 (HCV) Subtotal	3,047	0	+458	3,505
HANH Total	5,469	-172	+508	5,805

HANH will remove 172 units at William T. Rowe during FY 2010. Rowe has been a non-performing property. This 172 unit, mixed population development, located in the City of New Haven's medical district will be redeveloped as a mixed use, mixed finance development. HANH has selected a developer for this project during FY09 and is in the process of developing a mixed finance development plan. In the interim, HANH intends to fund this develop through a conversion to project based vouchers.

HANH proposes to add 50 public housing units at Brookside Phase 1 during FY2010. Brookside is a Mixed-Finance Development with a projected completion date of September 30, 2010. Brookside Phase I will yield 101 one to four bedroom units of which 14 are accessible. The development consists of a mixture of flat and townhouse style buildings. The accessible unit breakdown is as follows: (6) one bedroom, (4) two bedrooms, (3) three bedrooms, (1) four bedrooms. Some accessible features are flush door transitions, accessible turning radiuses, accessible work spaces, lower vanity and kitchen counters.

Planned Demolition/Disposition Activities

HANH plans the following demolition and disposition activities.

7 Shelton Ave. Disposition

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. Disposition of this property will reduce costs of maintenance of the property. The reduction in cost will come from eliminating the need to have landscape and maintenance crews of two (2) working a minimum of two hours per week cutting grass and removing litter from the site. In addition, disposition will eliminate the cost of property insurance coverage. Estimated cost savings of \$5,000 annually.

Administrative savings will be realized due to reduced time spent on streamlined disposition process. The electronic application requesting disposition approval was submitted on June 25, 2009. Application is currently under review by HUD Chicago SAC Office.

39 County St. Disposition

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 is in the process of selling the property through an Invitation for Bids to a non-profit organization for renovation and a home ownership opportunity. Disposition of 39 County St. will lead to savings due to reduced costs of maintenance of the property and added revenue from sale. The reduction in cost will come from eliminating the need to have landscape and maintenance crews of two (2) working a minimum of two hours per week cutting grass and removing litter from the site.

Security monitoring and winterization of the property annually is labor intensive. In addition, savings will be realized by eliminating the cost of property insurance coverage. Estimated cost savings of \$7,000 annually.

Administrative savings will be realized due to reduced time spent on streamlined disposition process. The electronic application process was started on August 28, 2009. Compilation and submittal of all supportive documentation required for the application will be completed as soon as possible and submitted to HUD by September 2009.

620 Grand Ave. (Warehouse) Disposition

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. Disposition of warehouse was implemented in 2008 with efforts to negotiate the sale of this property. Disposition of the warehouse will result in reduced operating costs and added revenue from the sale.

Administrative savings will be realized due to reduced time spent on streamlined disposition process. The warehouse currently has an interested party and negotiations are underway. Ultimately a negotiated purchase/sale agreement will be in place.

Brookside Demolition

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. With the completion of the construction of new units, it is anticipated that the additional quality units will improve lease up rates and decrease turnover rates. Brookside will be demolished during FY2009 with final closeout completed during FY2010.

Eastview Terrace Disposition

HANH intends to dispose Eastview Terrace Phase II to Glendower, Inc., an affiliated corporation, for the purposes of securing financing for mixed finance redevelopment.

With the completion of the construction of the new 25 units in Phase II, it is anticipated that the additional quality units will improve lease up rates and decrease turnover rates.

Brookside and Rockview Disposition

HANH intends mixed finance redevelopment of Rockview and Brookside, which will require disposition to an eligible owner corporation. With the completion of the construction of new units, it is anticipated that the additional quality units will improve lease up rates and decrease turnover rates.

William T. Rowe Disposition

HANH has selected a Developer to redevelop William T. Rowe. During FY 2010, HANH will dispose of William T. Rowe for mixed finance redevelopment purposes. The development will either be disposed of through a ground lease and/or fee simple transfer to one or more ownership entity.

Two development options are being considered for this development: new construction or renovation. This activity will assist the Agency in achieving a 5% vacancy rate, a 95 percent rent collection rate, reduce turnover and provide employment for families with children. It is anticipated that the development as a whole will be enhanced where vacancies presently exist by removing the appurtenances of blighted conditions, plywood on windows, welding and padlocks on doors. Much needed housing shall be provided to the community. During FY09 the development agreement was negotiated and an agreement was met with the residents. Additionally the Environmental assessment was completed. During FY2010 HANH will submit the disposition application to HUD, execute the City Cooperation Agreement, secure financing and begin construction.

51-55 Division Street Disposition

HANH intends to dispose of 55 Division St. to Glendower, Inc., an affiliated corporation, for the purposes of securing financing for mixed finance redevelopment. This real property will be included in the Rockview redevelopment as off-site unit development.

With the completion of the construction of the new off-site units in the Rockview redevelopment, it is anticipated that the additional quality units will improve lease up rates and decrease turnover rates.

Housing Choice Voucher Utilization

HANH proposes to lease an additional 228 tenant based vouchers including 20 DMHAS supportive housing vouchers.

Additional planning underway utilizes an additional 230 HCVs in FY2010 and beyond. Each proposed initiative is explained in detail in Section IV: Proposed MTW Initiatives and Section V: On-going Initiatives.

Anticipated PBV utilization in FY2010 (total 230):

- 50 Tenant Based Vouchers issued for the homelessness protection due to foreclosure program
- 19 remaining PBV units issued in response to HANH's RFP for development of accessible housing, housing in areas of low poverty and low minority concentration and supportive housing for the disabled population.
- 16 PBV units in Quinipiac Terrace III redevelopment.
- 20 PBV units in former Shartenberg Development
- 50 PBV units at Brookside
- 75 PBV units at William T. Rowe

Single Room Occupancy (SRO)

*** The Single Room Occupancy Program provides rental assistance for homeless individuals. HANH currently has 80 vouchers issued to 52 Howe Street who also provides rehabilitation services specific to the residents needs. Currently there are less than 10 individuals on this wait list. All units are leased.**

Housing Choice Voucher Program-Supportive Housing and SROs

Number of Units	Units of Supportive Housing	Description
18	Fellowship I	13 SRO
		1 Handicapped Efficiency Apt
		2 unit with 1 bedroom
		2 units with 2 bedroom
5	Fellowship II	2 units are 1 bedroom
		3 units are 2 bedrooms
10	Norton Court- Also Cornerstone	All units are 1 bedroom
6	Also Cornerstone	2 units are 2 bedroom
		4 units are 3 bedroom
20	(NEW) DMHAS Intensive Case Management	
TOTAL 59		
Number of Units	SRO Moderate Rehab Program	Description
80³	52 Howe Street	All units are single room dwellings 80 of 80 units are leased

³ Please note: SRO vouchers are not included in HANH's MTW program.

B. Lease Up Information

Low Income Public Housing (LIPH)

Total LIPH Units	Total LIPH Units Available for Lease	Current units leased	Anticipated to be Leased	Description of Development	Anticipated Issues in Leasing Units
9	8	8	0	Katherine Harvey Terrace	No anticipated Issues. Fully occupied.
16	16	14	2	Newhall Gardens	No anticipated issues .
50	50	50	0	Prescott Bush	No anticipated issues. Fully occupied.
17	16	16	0	Constance Baker Motley	No anticipated issues .
96	96	76	20	Edith Johnson Towers	No anticipated issues.
4	4	4	0	William Griffin	No anticipated issues.
45	45	43	2	Monterey 3	No anticipated issues.
237	235	211	24	ELDERLY ONLY	
240	238	212	26	Farnam Courts	Leasing up long term vacancies. Complete Capital improvement projects. Improve marketing of the development to be addressed through new proposed MTW marketing initiative.
7	6	5	1	County & Henry Streets	No anticipated issues.
35	33	27	6	Essex Townhouses	Leasing up long term vacancies. Complete Capital improvement projects. Improve marketing of the development to be addressed through new proposed MTW marketing initiative.
40	38	35	3	Valley Townhouses	No anticipated issues.
52	49	46	3	Waverly Townhouses	No anticipated issues.
53	53	53	0	Eastview Terrace	New construction and rehabilitated units. No anticipated issues.
201	195	165	30	McConaughy Terrace	Leasing up long term vacancies. Complete Capital improvement projects. Improve marketing of the development to be addressed through new proposed MTW marketing initiative.
151	149	119	30	Westville Manor	Leasing up long term vacancies. Complete Capital improvement projects. Improve marketing of the development to be addressed through new proposed MTW marketing initiative.
114	114	109	5	Quinnipiac Terrace Phase I and Phase II	No anticipated issues. HOPE VI new construction
50	50	50	0	Brookside	No anticipated issues . Mixed-Finance Development
42	42	36	6	Monterey I	No anticipated issues
7	7	5	2	Monterey 2	No anticipated issues
42	42	40	2	Monterey 4	No anticipated issues

17	17	17	0	Monterey 5	No anticipated issues
28	28	24	4	Monterey Place Phase 2R	No anticipated issues
58	58	58	0	Quinnipiac Terrace	No anticipated issues
56	56	54	2	Quinnipiac Terrace Phase 2	No anticipated issues
50	50	50	0	Brookside	No anticipated issues
53	53	53	0	Eastview Terrace	No anticipated issues
Total LIPH Units	Total LIPH Units Available for Lease	Current units leased	Anticipated to be Leased	Description of Development	Anticipated Issues in Leasing Units
1072	1055	939	116	GENERAL OCCUPANCY	

Total LIPH Units	Total LIPH Units Available for Lease	Current units leased	Anticipated to be Leased	Description of Development	Anticipated Issues in Leasing Units
65	63	63	0	Winslow Celentano	Leasing up long term vacancies. Complete capital improvement projects
109	107	92	15	George Crawford Manor	Improve marketing of the development
100	99	85	14	Abraham Ribicoff Cottages and Abraham Ribicoff Cottages Extension	No anticipated issues .
93	88	78	10	Robert T. Wolfe	Leasing up long term vacancies. Complete capital improvement projects
17	16	13	3	Valentina Macri Court	Poor performing asset. Sale, lease or conversion to be explored.
150	145	106	39	Charles T. McQueeney	Leasing up long term vacancies. Complete capital improvement projects
116	113	89	24	Matthew Ruoppolo Manor	Leasing up long term vacancies. Complete capital improvement projects
172	60	60	0	William T. Rowe	Redevelopment underway.
98	95	92	3	Fairmont Heights	No anticipated issues.
8	8	8	0	Katherine Harvey Terrace UFAS	No anticipated issues
10	10	10	0	Newhall Gardens UFAS	No anticipated issues
28	28	28	0	Constance B. Motley UFAS	No anticipated issues
6	6	6	0	Prescott Bush UFAS	No anticipated issues
972	838	724	108	MIXED POPULATION	
191	191	191	0	SCATTERED SITE	No anticipated issues
2,472	2,319	2,065	248	GRAND TOTAL	

MTW Housing Choice Voucher Lease Up Information

Current Number of MTW Housing Choice Vouchers (HCV)	Current Units Leased	Anticipated HCV Planned to be Leased⁴	Description of Each Project Based Project	Anticipated Issues in Leasing Units
4,379				HANH anticipates challenges related to identifying accessible units and units in non-impacted areas.
	2,772	228	Tenant Based	
			Project Base/Supportive Housing	
	18	0	Fellowship I 13 SRO 1 Handicapped Efficiency Apt 2 units with 1 Bedroom 2 units with 2 bedrooms	
	5	0	Fellowship II 2 units are 1 bedroom 3 units are 2 bedroom	
	10	0	Norton Court All units are 1 bedroom	
	6	0	Also Corner Stone 2 units are 2 bedroom 4 units are 3 bedroom	
	23	0	Quinnipiac II 18 units are 2 bedrooms, 3 units are 3 bedrooms, 2 units are 4 bedrooms	
	60	0	Park Ridge All 60 units are 1 bedroom for Elderly or Disable	
	81	19	RFP for PBV	
	0	20 (anticipated lease up in FY2010)	Shartenberg	Construction completion on schedule
	0	75 (anticipated lease up in FY2011)	William T. Rowe	Development of a viable redevelopment plan.
	0	35 (anticipated lease up in FY2012 or beyond)	Rockview	Development of a viable redevelopment plan.
	0	50 (anticipated lease up in FY 2010)	Brookside	Construction completion on schedule

Current Number of MTW Housing Choice Vouchers (HCV)	Current Units Leased	Anticipated HCV Planned to be Leased⁵	Description of Each Project Based Project	Anticipated Issues in Leasing Units
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⁴ Anticipated to be lease in FY2010 unless otherwise noted

⁵ Anticipated to be lease in FY2010 unless otherwise noted

	49	0	Eastview Terrace	.
	0	50	Foreclosure Protection program	Tenant Based vouchers issues in Homelessness due to Foreclosure Protection Program
Total MTW Budget Authority	Total Currently Under Lease	Anticipated Lease Ups FY2009	FY 2010 Anticipated Utilization	
4,379	3,047	458	3,505	

C. Waiting List Information

(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 Accessible Units.** This waiting list remains open for applications, and HANH does not anticipate it closing during FY 2010. HANH maintains a separate waiting list for admission to its accessible public housing apartments. This waiting list is not site based and applicants will be offered an accessible unit as it becomes available in any development in the agency. It has been HANH's practice to keep this waiting list open, given the significant housing needs of persons who require accessible housing. To ensure that persons who need accessible units are aware that HANH has a separate waiting list for Accessible units, HANH will conduct affirmative marketing to inform eligible households of the availability of these units, HANH will market these units by placing advertisements in local newspapers and by working with the disability advocates, tenant resident leaders, community groups and other interested parties. Sixteen units in the five partially elderly designated developments meet Uniform Federal Accessibility Standards and remain available to both elderly and non-elderly disabled persons needing accessible units. Priority for these 16 units shall be given to persons that are mobility impaired. Currently the wait list has approximately 40 individuals/families. HANH has made a strong commitment to monitor and house individuals with accessible needs and is evaluating current housing stock to assess opportunities to provide additional units.

Note that the wait list data provided includes duplication of individuals who are able to apply for multiple site based lists. Currently the wait list has approximately 8,800 applications on various lists. The actual individual/family applicants without duplication is approximately 3,600.

Public Housing General Occupancy Site-Based Waiting Lists. All lists are presently closed. 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 and they have been closed since 2007. However, from April 2008 to June 2008 HANH opened five (5) site based waiting lists for 4 and 5 bedroom units only. The developments were Famam Courts, Essex Townhouses, Valley Townhouses, Waverly Townhouses and Westville Manor. During FY2010 HANH will continue to assess the available units versus the number of applicants on the various site-based waiting lists and will periodically re-open a General Occupancy waiting list for specific sites and/or specific bedroom sizes for a specific period of time. Currently these site based wait lists have approximately 4,700 applicants.

- **Public Housing Mixed Population Site-Based Waiting Lists.** All lists are presently open. 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. The Mixed Population waiting list was last purged in December 2007. Currently the mixed population site based wait list has approximately 2,300 applicants.
- **Public Housing Elderly-Designated Site-Based Waiting Lists.** All lists are presently open. HANH maintains site-based waiting lists for its elderly only designated public housing. The four (4) site-based elderly only waiting lists are Constance B. Motley, Katherine Harvey Terrace, Newhall Gardens and Prescott Bush. Eligibility for elderly designated housing is limited to persons who are elderly (age 62+). When there are insufficient senior families, near-elderly families will be admitted to designated properties. Because of the bedroom size of apartments (predominantly efficiencies and one-bedrooms), HANH's elderly-designated housing predominantly serves single persons and couples. These four (4) site based waiting lists are currently open for applications, and HANH does not anticipate that they will close during FY 2010. HANH will conduct a purge of the waiting list in December 2009. Currently the elderly designated wait list has approximately 135 applicants.
- **Public Housing Supportive Housing Programs.** HANH has developed supportive housing programs on-site in three of its Mixed Population developments and 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. The supportive housing program waiting lists are presently open, and HANH does not anticipate that they will close during FY 2010. (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.) 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. Currently the supportive housing wait list has less than 10 applicants.

HANH anticipates that these waitlist numbers will decrease as HANH's vacant units are returned on line due to vacancy reduction initiatives described in later sections as well as the infusion of ARRA funds dedicated to vacancy rehabilitation. Utilizing these funds, HANH will bring 75 units that were currently off line to active status. It is anticipated that these units will be available for lease up March, 2010.

- **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) wait list is presently closed. HANH last purged the tenant based wait list on **September 12, 2008**. HANH does not anticipate that we will re-open this waiting list during FY 2010. HANH opened the tenant-based voucher wait list for one week during Sept. 08 and received 152 applications for Elderly and Disabled. Currently there are 470 applicants on the waitlist.
- **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. The project wait list was purged on December 3, 2007. These waiting lists are presently open, and HANH does not anticipate that they will close during FY 2010. Currently there are 20 applicants on the waitlist. Currently there are 8 applicants on the wait list.
- **During FY09, HANH completed the merger of the HCV Tenant Based and Project Based lists.** Participants are often unaware of the distinctions and would likely accept any housing for which they qualified. HANH's HCV waiting list will be organized in such a manner to allow HANH to accurately identify and select families for assistance in the proper order according to the admission policy and the preference category.
- **Section 8 (HCV) Project-Based SROs.** HANH currently provides 80 vouchers and are all currently utilized.

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 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.

(3) Preferences

For its public housing program, HANH provides the following preferences for admission. Families are offered housing based upon income tiers consistent with Federal law. 40% of new admissions are families with incomes between 0 and 30% of AMI; 60% of admissions are for families with incomes between 31% and 80% of AMI. Applications are sorted within income tiers by wait list position. Ranking preferences are applied to persons displaced by government action and to documented victims of domestic violence. Additionally, HANH has a preference for elderly in the elderly designated units in the Elderly designated buildings. Finally, HANH includes a preference for families in need of supportive services for mental health and addiction services in its LIPH supportive housing program.

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. Additionally, the HCV waitlist includes the above referenced preferences for families displaced by government action and documented victims of domestic violence. Preference is given to families to who require the supportive services provided for mental health and addiction services for the supportive housing voucher program.

HANH includes in its Administrative Plan, fifty (50) Special Admissions vouchers for families who are enrolled in the FSS Homeownership Program.

HANH will set aside twenty-three (23) Special Admissions vouchers for homeless families. This is separate and distinct from the foreclosure protection vouchers.

HANH will set aside fifty (50) vouchers for families displaced due to foreclosure measures.

(4) Admission to Cisneros Scattered Site Public Housing

HANH owns 191 scattered site units developed under a *CCA v. Cisneros* Settlement Agreement. 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 three mixed finance HOPE VI developments: Monterey Place, Eastview Terrace 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 has engaged in mixed finance redevelopment of its 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.

3. 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 alternative 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. HANH's Rent Simplification program began in FY2008 and is now fully implemented.

III. Long-Term MTW Planning

MTW Goal	Description of Long Term (10 Years) Strategic Plan
<p>1. Reduce cost and achieve greater cost effectiveness in Federal expenditure.</p>	<ul style="list-style-type: none"> • Streamline administrative functions in LIPH and HCV program operations through transition to paperless systems and electronic files. • Continued process of streamlined administration of HCV program through introduction of HQS self certification program for model landlords. • Exploration of regional provision of housing authority services on a fee for service basis . • Disposition and/or conversion of remaining non performing assets. • Continued investment in technological advances to reduce administrative burden and create model wired and wireless communities. • Continued investment in energy efficiency initiatives to improve the efficiency of HANH’s operations.
<p>2. Give incentives to families with children whose heads of household are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self sufficient</p>	<ul style="list-style-type: none"> • Develop transitional models of assistance that move families toward self sufficiency and away from subsidized housing in progressive steps. • Expansion of resident owned business initiatives leading to an increase in the number of HANH contracts executed with such business enterprises and support for these businesses successfully competing for non-HANH work. • Expansion of cost effective training programs and increase in number of residents participating in such. • Expansion of supportive services programming to provide needed supports to families as they move toward self-sufficiency. 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.
<p>3. Increase housing choices for low income families</p>	<ul style="list-style-type: none"> • Complete final revitalization effort of HANH’s LIPH housing stock through revitalization of remaining properties, e.g., Valentina Macri and Ribicoff Cottages and Extension. • HANH will seek to address the housing crisis experienced by the otherwise eligible re-entry population by assisting with housing choices for individuals who are being serviced through a comprehensive service approach to re-entry. • Development of home ownership options (West Rock and Quinnipiac Terrace redevelopments) • Promotion of housing opportunities for income eligible local workforce through LIPH and HCV programs. • Promote development opportunities in non-HANH developments through use of housing choice vouchers to create mixed income, mixed finance viable housing opportunities for participants.

IV. Proposed MTW Activities

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, reducing cost and achieving greater cost effectiveness in Federal expenditures and promoting economic development. This Section describes HANH's proposed MTW activities for FY 2010.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.1	Needs Assessment/ Identify and Realize Capital Projects.	In FY2009, an Agency-wide Needs assessment has been completed. Using this information Capital projects shall be defined for existing developments with outstanding improvements required	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer HCV and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures.	The current conditions and remaining life-cycle assessment of major components of the respective development shall be the tool to establish program requirements which will stabilize and improve each development site specifically.	The Needs Assessment report completed in FY2009 is the baseline. A multi-year capital plan which identifies program, timeframe and budgets shall be tracked.	Identify and implement a plan to address required improvements at existing developments.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.	N/A	Identify site specific projects. Prepare projected cost estimates and plan by fiscal year projection, through FY2015.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.2	Business Development Support Program	<p>HANH will provide educational training, financial management and administrative support services to start up and existing resident owned businesses to enhance their internal capacity and ability to compete in competitive procurement. HANH's goal is to create three new businesses during FY 2010.</p> <p>HANH provides a revolving loan fund to which residents may apply for up to \$25,000 with bona fide business plans and contracting options. Applicants apply for loans. Applications are reviewed by a loan committee. Loan repayments are scheduled over a 12 month period.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.</p>	<p>Increase resident self sufficiency as evidenced through increased family income as a result of business income earned through the start up of new businesses .</p>	<p>Currently HANH has two resident owned businesses. HANH has not issued any loans for start up businesses through the revolving loan program.</p> <p>Therefore no family income changes occurred at baseline. It is anticipated that families who develop a new resident owned business will report in increase in family income over the subsequent 3 year period. Income increase is expected to be minimal during year 1; increase of 10% during year 2; increase of 10% during year 3.</p>	<p>HANH's goals are to add three new resident owned businesses for a total of 5 by the end of FY2010</p> <p>Count of new businesses</p> <p>Dollars loaned</p> <p>Family income reported</p>	<p>The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.</p>	<p>N/A</p>	<p>HANH will provide educational training, financial management, and administrative support services either in house or in partnership with area agencies that support and provide self sufficiency training.</p> <p>During FY10 HANH will provide outreach; convene the Loan Committee; issue loans and begin to track repayments.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.3	Voluntary Conversion of 904 Howard Ave. (William T. Rowe)	William T. Rowe is a non-performing asset with a vacancy rate excess of 10 percent, years of deferred maintenance and is difficult to market due to certain design deficiencies that negatively affect the security of the building. The property does not generate sufficient income to cover the operating of the building, thereby further exacerbating the long-term viability of this property. HANH is in the process of requesting a disposition of this asset for the purpose for developing a mixed finance project for this property. Meanwhile, HANH intends to provide funding for the occupied units at 120 percent of FMR, not to exceed the reasonable rent level. The project would remain under ACC, but HANH would provide funding under Section 8(o) rather than Section 9(e)(1) given its authority under its MTW Agreement to commingle these funds.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	Add revenues to cover essential project cost will help to improve operation by increasing staffing and reducing the average number of days it takes to respond to maintenance requests, both routine and emergencies.	Current work order response time. Assess improved work order response time. Improved staffing ratio.	The metric for the activity will be rent collections; average days for routine maintenance, percent of emergency repairs responded to within 24 hours. HANH will use it Elite system to capture this data and manager will report on a monthly basis.	Section B.1.b.vi of our MTW Agreement authorizes use to use funds under Section 8(o) for any purposes permissible under Section 9(e)(1).	N/A	Establish project based budget Determine funding required for operation Allocate funds for project based on 120 percent of FMR

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.4	Develop long term viability plan for Valentina Macri, 109 Frank Street	This is a 17 unit property that HANH has determined that the extent of repairs required for 109 Frank Street is excessive and the potential revenue generated does not cover the operating costs . HANH would like to sell, lease or dispose of the property. All avenues will be researched to determine the most appropriate course of action.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	Reduced operating costs and added revenue from the sale or lease.	Eliminating the property from maintenance contracts and insurance policies will reduce expenditures. Placing funds from sale or lease into HANH’s investment plan. Currently the operating cost deficit is approximately \$52,000.	Monthly revenue statement.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section C.8 authorizing HANH to follow HUD’s “Streamlined Processing Instructions for Disposition, Demolition and Disposition/Demolition applications from MTW Agencies”	N/A	HANH will reach out to local organizations for an interest in the property. HANH will review the alternatives and determine the most viable plan. Planning process will include the current residents, legal aid and other community advocates.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.5	Replacement Housing Fund (RHF) Plan	The Housing Authority of New Haven (HANH) wishes to request approval from HUD to reprogram the an unused portion of the 2006 Replacement Housing Factor funds grants and all of the 2007 and 2008 RHF grants and to reset the obligation and expenditure deadlines for the accumulated 2006 and 2007 RHF grant amounts. HANH intends to use the funds for development of a phase of the West Rock revitalization project and to accumulate these funds for this purpose. The funds may also be used pursuant to 24 CFR Part 990.440 to provide security for repayment of debt for the development of replacement units at the site. Part 990.400 permit PHAs to pledge up to 50 percent of these funds to repay debt associated with the development of replacement units.	The MTW authorizing statute provides authorization for the agency to implement programs that promote housing choices for low income families.	Use of RHF for this project will help to alleviate a blighting influence on the area and provide employment opportunity for low income families. It will increase housing choices for low income families.	The baseline for this activity will be the amount of funds that would have been leveraged for the project in the absence of using RHF funds; the number of jobs that will be created by the project; the increase in rent collections and occupancy beyond the current level at Ribicoff. Thirty percent of the jobs created during construction will be for Section 3 Residents.	HANH will use several metrics to measure the success of this activity. First, HANH will measure the amount of private capital leverage by pledging these funds as security. Second, HANH will measure the number of units financed using the RHF.HANH will also measure job creation through monthly compliance reports and measure leasing and rent collection through its Elite data base.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.		Architect already selected Planning and design October 2009 Closing April 2010 Construction Completion – September 2011

#	MTW Activity Name	A. MTW Initiative Description																																																	
1.5	Replacement Housing Fund (RHF) Plan	<p>The RHF grants and grant amounts to be reprogrammed and the requested revised obligation and expenditure deadlines are as follows:</p> <table border="1" data-bbox="459 224 1518 617"> <thead> <tr> <th data-bbox="459 285 666 310">Grant</th> <th data-bbox="674 253 782 310">Grant Amount</th> <th data-bbox="849 285 956 310">Increment</th> <th data-bbox="991 224 1112 310">New Obligation Deadline</th> <th data-bbox="1346 224 1481 310">New Expenditure Deadline</th> </tr> </thead> <tbody> <tr> <td data-bbox="459 315 666 339">CT26R00450206</td> <td data-bbox="674 315 782 339">\$87,353</td> <td data-bbox="849 315 956 339">2nd</td> <td data-bbox="991 315 1112 339">10/12/10</td> <td data-bbox="1346 315 1481 339">10/12/12</td> </tr> <tr> <td data-bbox="459 344 666 368">CT26R00450306</td> <td data-bbox="674 344 782 368">\$12,179</td> <td data-bbox="849 344 956 368">1st</td> <td data-bbox="991 344 1112 368">10/12/10</td> <td data-bbox="1346 344 1481 368">10/12/12</td> </tr> <tr> <td data-bbox="459 373 666 397">CT26R00450406</td> <td data-bbox="674 373 782 397">\$16,375</td> <td data-bbox="849 373 956 397">2nd</td> <td data-bbox="991 373 1112 397">10/12/10</td> <td data-bbox="1346 373 1481 397">10/12/12</td> </tr> <tr> <td data-bbox="459 402 666 427">CT26R00450107</td> <td data-bbox="674 402 782 427">\$541,850</td> <td data-bbox="849 402 956 427">1st</td> <td data-bbox="991 402 1112 427">10/12/10</td> <td data-bbox="1346 402 1481 427">10/12/12</td> </tr> <tr> <td data-bbox="459 431 666 456">CT26R00450207</td> <td data-bbox="674 431 782 456">\$568,890</td> <td data-bbox="849 431 956 456">2nd</td> <td data-bbox="991 431 1112 456">10/12/10</td> <td data-bbox="1346 431 1481 456">10/12/12</td> </tr> <tr> <td data-bbox="459 461 666 485">CT26R00450108</td> <td data-bbox="674 461 782 485">\$871,883</td> <td data-bbox="849 461 956 485">1st</td> <td data-bbox="991 461 1112 485">No change</td> <td data-bbox="1346 461 1481 485">No change</td> </tr> <tr> <td data-bbox="459 490 666 514">CT26R00450208</td> <td data-bbox="674 490 782 514">\$177,216</td> <td data-bbox="849 490 956 514">2nd</td> <td data-bbox="991 490 1112 514">No change</td> <td data-bbox="1346 490 1481 514">No change</td> </tr> <tr> <td data-bbox="459 519 666 544">Total</td> <td data-bbox="674 519 782 544">\$2,275,746</td> <td data-bbox="849 519 956 544"></td> <td data-bbox="991 519 1112 544"></td> <td data-bbox="1346 519 1481 544"></td> </tr> </tbody> </table> <p data-bbox="405 649 766 673">West Rock Project Description</p> <p data-bbox="405 682 2572 836">The West Rock revitalization is a project to redevelop two obsolete Public Housing developments, Rockview Terrace and Brookside, and one additional parcel that previously contained a commercial building. The 491 Public Housing units and the retail building that have stood on the three sites will be replaced with a mix of Project-Based Section 8/LIHTC rental, Public Housing/LIHTC rental and affordable homeownership housing totaling 472 units, along with 11,000 feet of retail space at the 122 Wilmot site. The rental units will consist of 392 units, 352 family townhouse units and 40 senior units in a mid-rise building. The homeownership component will consist of 60 units. In addition, there will be a significant expansion of the Rockview Community Center, which offers computer training through Neighborhood Networks Center, GED assessment and preparation, credit repair and budgeting classes, health and wellness activities and other literacy and job training skills programs.</p> <p data-bbox="405 868 2572 982">The project will be carried out in multiple phases. The revitalization of the Rockview site will be carried out in two rental phases and two homeownership phases. The revitalization of the Brookside site will consist of two rental phases and one homeownership phase. The additional parcel will be developed in one phase consisting of a mid-rise building with senior rental units with the retail space on the ground floor. In addition, there will be a significant expansion of the Rockview Community Center, which already has an existing Neighborhood Networks Center with a large number of computers utilized by residents of all HANH developments. The estimated cost of the revitalization of all three sites is \$150-\$200 million.</p> <p data-bbox="405 1015 2572 1112">HANH has partnered with Michaels Development Company, a nationally known developer of affordable housing with a large portfolio, to redevelop the Rockview and Brookside public housing sites. Rockview is currently demolished and vacant except for the existing Community Center that will be significantly expanded for use by both sites. Brookside is also vacant and the first phase of demolition has been completed and phase two is underway.</p> <p data-bbox="405 1144 2572 1242">The redevelopment of Rockview, Brookside and Wilmot Road are all part of HANH's MTW Plan. HANH's goals in undertaking the project are to replace the blighted public housing developments and commercial building on the three sites with high-quality, well-designed residential and commercial units, provide upgraded affordable rental and homeownership opportunities to residents, improved essential services to residents and improve the quality of the surrounding neighborhood and integrate it more fully into the surrounding city.</p>					Grant	Grant Amount	Increment	New Obligation Deadline	New Expenditure Deadline	CT26R00450206	\$87,353	2nd	10/12/10	10/12/12	CT26R00450306	\$12,179	1st	10/12/10	10/12/12	CT26R00450406	\$16,375	2nd	10/12/10	10/12/12	CT26R00450107	\$541,850	1st	10/12/10	10/12/12	CT26R00450207	\$568,890	2nd	10/12/10	10/12/12	CT26R00450108	\$871,883	1st	No change	No change	CT26R00450208	\$177,216	2nd	No change	No change	Total	\$2,275,746			
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CT26R00450107	\$541,850	1st	10/12/10	10/12/12																																															
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Total	\$2,275,746																																																		

#	MTW Activity Name	A. MTW Initiative Description
1.5	Replacement Housing Fund (RHF) Plan	<p>Brookside Phase I Description</p> <p>The phase for which RHF funds will be used is Brookside Phase I. The phase will consist of 101 family units in two-story townhouse structures. The projected subsidy mix is 50% Public Housing and 50% Project-based Section 8, with all units also being Low Income Housing Tax Credit units under Section 42. The units will be a mix of one-, two-, three and four-bedroom units, including 14 handicapped-accessible units.</p> <p>The projected cost of the phase is approximately \$38.2 million. In addition to the \$2,275,746 in RHF Funds for which reprogramming is requested, approximate projected sources for the redevelopment include \$1.6 million in 4% Low Income Housing Tax Credits generating \$13.26 million in investor equity, \$13.66 million in fungible MTW funds from HANH, \$5.15 million in permanent tax exempt bond financing, \$1.89 million in infrastructure funds from the City of New Haven, \$500,000 in state tax credits, \$500,000 from the Federal Home Loan Bank of Boston AHP Program and \$930,000 in deferred developer fee. Approximately \$12 million in additional tax-exempt bond financing will be utilized during the construction period.</p> <p>HANH will convey the land under a long-term ground lease to the ownership entity, which will be a limited liability company consisting of the developer as managing member and the tax credit investor as investor member. HANH will have the right to replace the developer as managing member following completion and stabilization of the development.</p> <p>The Brookside site is vacated and is currently undergoing demolition of the existing units. The projected development schedule for Brookside Phase I is as follows:</p> <p>Development Proposal Submission – 07/30/2009 Closing - 10/30/2009 Construction Start - 12/01/2009 Construction Completion - 06/01/2011</p> <p>HANH is currently finalizing unit designs, working with the City and residents on planning issues and finalizing financing for Brookside Phase I. An application for 4% tax credits will be submitted to the Connecticut Housing Finance Authority by the end of this month and HANH is working on securing the tax exempt bond financing.</p> <p>.</p> <p>122 Wilmot Road Description</p> <p>The Authority has purchased a site at 122 Wilmot that is slightly more than one acre. The site has a deteriorated structure that is approximately 15,000 square feet. The structure will be demolished. The Authority plans to redevelop the site as a mixed use facility with 11,000 square feet of commercial and community space and between 37 and 47 units of housing for frail elderly with supportive services to allow elderly persons to age in place. The agency contemplates financing a portion of the cost this project using an accumulation of Replacement Housing Funds to leverage other funds or using these funds under the Capital Fund Financing Program (CFFP).</p> <p>The projected development schedule for 122 Wilmot is as follows:</p> <p>Development Proposal Submission – 12/30/2009 Closing - 03/30/2010 Construction Start - 04/01/2010 Construction Completion - 10/01/2011</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	Implementation Plan
1.6	Research and Evaluation	Contract with an outside consultant who is capable of reviewing and evaluating historical and current data utilizing statistical methods to help HANH understand the effectiveness of the many initiatives employed as a MTW agency.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer HCV and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures.	It is expected that the data will allow the agency to comprehensively evaluate current and past initiatives and make determinations about their effectiveness.	Currently no such data has been captured and evaluated	All data is maintained in HANH's ELITE software. The consultant will have access to develop the statistical modeling	Amended and Restated Moving to Work Agreement, Attachment C: Section A.3 authorizing HANH to pursue locally driven polices, procedures and programs with the aim of developing better, more efficient ways to provide housing assistance and incentives to self-sufficiency to low, very-low, and extremely low income families.	N/A	To develop and advertise a request for Proposal for a statistical study covering a 5 to 10 year period.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	Implementation Plan
2.1	Specialized Training Opportunities for HANH's FSS Clients	HANH proposes to provide specialized training programs in areas where there are employment opportunities such as healthcare, computer technology, auto mechanics, retail sales, entry level banking positions, and customer service. To provide this training, HANH will partner with area trade schools, the local community college, local banks, and other agencies that can provide trainings. HANH will also work to develop relationships with employers in the New Haven community to provide fulltime employment opportunities to residents who successfully complete the training programs. FSS will select clients who are employment ready i.e. have a high school diploma or equivalent , have completed the employment training program or a work history. FSS staff will provide case management services while resident are in training.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	Ten residents will be referred to and enrolled in training programs . Residents completing training will gain employment. Residents who complete training will increase their earned income.	0% of residents identified for training opportunities have received specialized training in the identified areas. Fifty% will complete training programs. Forty % will become employed. and increase their earned income.	HANH will monitor on a monthly basis the following: (1) Number of individuals enrolled in training programs (2) Number of individuals who are compliant with attendance (3) Number of individuals compliant with service plan (4) Number of individuals referred to Resident Services (5) Number of individuals who drop out (6) Number of individuals who complete programs (7) Number of individuals who become employed (8) Increase in family income (9) Number of individuals who remain employed >6 months	The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or home ownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.	N/A	HANH will survey residents re. career interests Procure for training vendors Conduct outreach and enrollment Provide case management services

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#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.1	Deconcentration with the assistance of a Real Estate Consultant	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 concentration of poverty. In the city of New Haven, the average poverty rate is 24.4% per the 2000 Decennial U.S. Census data. HANH has identified those tracks where the poverty rate of the track is at or below 24.4%. HANH's aim is to encourage families to consider opportunities in the lower poverty neighborhoods within New Haven by aggressively assisting in search for units.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design various approaches for providing and administering housing assistance that increases housing choices for low-income families.	By providing participants with additional information to aid their housing search in areas of low-poverty, HANH may facilitate participant's expanded housing search increasing the number of families leasing in non-impacted areas.	At the end of FY 2009, the Deconcentration percentage is expected to be 41%.	Lease up rates by census track will be captured in the agency's data management system, ELITE. Baseline lease up rates in eligible census tracks will be recorded. Annual comparison will compare lease up rates to baseline. The target for FY2010 is 43%.	The Amended and Restated MTW Agreement, Attachment C- Section C.3 and Section B.1.b.viii authorizes HANH to develop and adopt a local policy designed to provide for deconcentration and income mixing in public housing communities.	N/A	HANH would like to provide participant's access to a Real Estate Consultant Services to help identify dwellings in areas of low-poverty. The Consultant will develop a data base of leasable properties in the indentified census tracks and show the properties to prospective tenants identified by HANH. HANH believes this process will facilitate participant's expanded housing search. It is anticipated that more participants will locate and lease units in areas of low poverty.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.2	Supportive Housing Initiative with DMHAS	HANH will provide twenty (20) vouchers to participants receiving DMHAS' Intensive case management (ICM) services. Participants screened by DMHAS will be given preference on the supportive housing wait list	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	By providing housing to DMHAS ICM clients, participants will retain housing and stabilize their symptoms and lives.	0% of DMHAS ICM clients receive housing vouchers. 20 participants of DMHAS ICM clients will be housed.	Number of clients on wait list. Number of clients placed in housing. Number of participants maintaining housing	The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii , Section B.1.b.vi and Section D.3.a authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.	N/A	N/A

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.3	Cap on Project Based Units in a Project	Attachment C. Section D. (e) authorizes HANH to determine the percentage of housing voucher assistance that it is permitted to project base. Section D(e) waives certain provisions of Section 8(o)(13) of the Act that prohibits Agency from awarding not more than 25 percent of the dwelling units in any building with project based assistance. In those cases where project base units are needed to ensure viability of mixed finance projects, HANH may project base up to 75 percent of the units in the development provided the project leverage non-public housing authority investments and increases housing choices for low income families.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures. The statute also provides authorization for the agency to implement programs that promote housing choices for low income families.	Increasing the cap from 25 to 75 percent for mixed finance projects and to 50 percent in other cases, will help to increase the supply of affordable housing in areas that promote de-concentration of poverty, provide housing in areas that are accessible to employment, schools, shopping and transportation, and help promote investments in areas that where other significant investments are being made. Increasing the cap will also increase the number of affordable units by increasing the amount of private debt a project can afford to pay.	One metric for mixed finance projects will be the amount for private debt leveraged for each units assisted in access of the 25 percent cap. For existing projects HANH will measure the number of additional units provided for very low income families in areas that promote de-concentration of poverty, that are accessible to employment, schools, shopping and transportation, and in areas that where other significant investments are being made.	The Agency will collect data on private debt raised from each closing where more than 25 percent of the units are assisted with project based assistance. For existing units or other projects where funds are not leveraged the Agency will collect data on the additional housing units provided to families in areas that are: undergoing significant investment, provide access to employment, transportation and other amenities, where there has been a decrease in poverty level over the last five years, or that are located in employment zones.	Section D.1.e and D.7 of Attachment C authorizes the Agency to set its own limit in spite of the 25 percent cap under Section 8(o) (13) of the Act.		The Agency's Administrative Plan already establishes priorities for selecting project based voucher units. The Agency will continue to use these priorities for selecting project that request assistance for more than 25 percent of the units in a project.

#	MTW Activity Name	A. MTW Initiative Description
3.3	Cap on Project Based Units in a Project	HANH will limit the amount of project base units in non-mixed finance projects to more than 50% of the units in the project; provided, however, that the agency may project base up to 75 percent of the units in such project if the project will provide replacement units for public housing units lost as a result of demolition or disposition, if the project is undertaken in a area where significant investments are being made, if the project will help to reduce deconcentration of very low income families, or if the project is located in areas that provide increased access to transportation or employment opportunities. Under the prior MTW Demonstration Agreement HANH was specifically authorized to provide assistance up to 50 percent of the units in a project. This authorization has been essential with helping to promote increased housing opportunities as well as to leverage private funds.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.4	Implement Phase III of Quinnciac Terrace	The Revitalization Plan calls for HANH to provide 228 units of housing, on and offsite: 184 of these units have been completed including all on site units. The current Plan calls for the development of 168 units of rental housing and 60 units of homeownership housing. Twenty-five additional homeownership units were to be developed in the Phase 3 by ECCO and 19 units were to be developed in Phase 3 by Trinity. The lack of available credit has caused ECCO to pull out of the Plan.	This activity will expand the range of housing choices. Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families.	The impact of the completed project shall promote housing choice for low income families by reducing density therefore improving the quality of housing and making the development more marketable to low income families.	The baseline for this activity will be the number of homeownership and rental units at Quinnciac Terrace that were developed as part of Phase 1 and Phase 2. The benchmark will be the increase in units above the baseline that are developed as a result of Phase 3. These increased units will provide additional housing opportunity for low income families.	Metric that will be used are number of units developed; the number of Section 3 jobs created; the amount of funds leveraged. Data on housing production will be collected from the monthly reports submitted by the developer and data for Section 3 employment will be collected from monthly reports submitted payroll reports submitted by the developer.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii provides authorization to HANH to use its Housing Choice Voucher funds for the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing or commercial facilities. The project would not be feasible without the ability to commingle funds.	<p>HANH will request approval of the Revised Revitalization Plan.</p> <p>Once approval is obtained the developer will: obtain all state and local approval.</p> <p>Obtain financing</p> <p>Submit Rental Term Sheet</p> <p>Complete construction documents</p> <p>Submit evidentiary material</p> <p>Financial closing in fall of 2009</p>	

#	MTW Activity Name	A. MTW Initiative Description	D. Baseline & Benchmarks	E. Data Collection on metrics & Protocols
3.4	Implement Phase III of Quinnipiac Terrace	Under the terms of Trinity's Development Agreement it has the right to assume ECCO's obligation to develop these units. Trinity has requested and HANH has approved Trinity's request to replace ECCO with the condition that Trinity be permitted, subject to HUD approval to modify the current plan by increasing the number of rental units from 168 to 201 and by reducing the number of owner-occupied units from 60 to 34. The overall Plan would be changed by increasing the number of units from 228 to 237. As such, HANH will submit a revised Plan to HUD that call for a revised Phase 3 that will provide for 33 rental units (17 LIHTC and 16 PBV) and 20 market rate homeownership units	The project will also provide employment for Section 3 residents that will be measured by HANH after construction commences. HANH will also measure the amount of funds leveraged.	Data on funds leveraged will be taken from the cost certification.

V. On-Going MTW Activities

This section includes a description of HANH's on-going MTW activities that were previously approved by HUD. These on-going activities are set forth in the following chart and more detailed narrative descriptions are set forth under each functional area.

On-Going MTW Activities for FY 2010

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.1	Fairmont Window Replacement	HANH acquired the elderly and disabled 98-unit development in 1981 as part of its portfolio. Constructed in 1969, Fairmont requires new windows to replace the heavy double-hung windows that are difficult for seniors and disabled to operate. The new windows will reduce energy costs	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	The impact of the completed window replacement project provides improved living conditions by reducing drafts and the ease of operating the new windows for the elderly-disabled residents. Energy savings should be realized. REAC findings related to windows should be reduced.	HANH anticipates savings due to the energy efficient windows with better insulation ratings. HANH will measure the savings through the utility costs at the property. HANH will not be cited during REAC inspections for window related issues.	The monthly costs shall be compared to the previous year's expenditures. REAC findings	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing.	N/A	Year project implemented - 2008 Procure for window replacement services - 3/09 Executed contract - 7/09 Complete construction -11/09

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.2	McConaughy Terrace Modernization	McConaughy Terrace is in the process of undergoing a modernization which includes hazmat abatement, site work, storm drainage improvements, selected demolition, new gabled roofs on all the buildings, replacement of existing doors and windows and the addition of new window shutters.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	The impact of the completed project provides improved living conditions by the significant modifications to the development that are both structural and aesthetic in nature which will improve lease up rates and decrease turnover rates. The units will not have water infiltration from the roofs and windows, routine ponding on site and sanitary backups.	With the improvements, operating costs will be reduced through significantly fewer emergency and daily work orders. The baseline will be the monthly average of emergency and routine work orders prior to the construction start.	The monthly costs shall be compared to the previous year's expenditures. REAC findings .	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii provides authorization to HANH to use its Housing Choice Voucher funds for the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing.	N/A	Year project implemented - 2007 Hazmat Abatement Completed - 3/09 Replacement of Roofs completed - 3/09 Monitor on-going construction to completion. Procure for window replacement - 4/09 Executed contract for window replacement – 7/09. Monitor construction to closeout. Market and lease vacant units.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.3	Charles McQueeney Towers	Charles McQueeney Towers is in the process of undergoing a modernization. At this time, phases have been completed which include the replacement of the domestic hot water system, the water saving measures and the duct cleaning and repair to the ventilation. Projects completed in FY 2009 include the renovation to 30 units with hazmat abatement, kitchen & bathroom upgrades, remodeling (7) units and the public lobby to 504 compliance, upgrading of common areas and weatherproofing the exterior façade and balconies. Ongoing projects include 35 units with hazmat abatement, kitchen & bathroom upgrades. 18 units with hazmat abatement, kitchen & bathroom upgrades have been identified to be addressed with the ARRA Grant .	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures.	The impact of the completed project provides improved living conditions and housing of choice to New Haven's elderly and disabled will improve lease up rates and decrease turnover rates. The completed UFAS compliant units address HANH's commitment to the Voluntary Compliance Agreement signed in September 2007	With the improvements, operating costs will be reduced through significantly fewer emergency and daily work orders. The baseline will be the monthly average of emergency and routine work orders prior to the construction start.	The monthly costs shall be compared to the previous year's expenditures. REAC findings	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.	N/A	Year project Implemented 2007 Replacement of DHS completed 7/07 Replacement Plumbing Faucets, Shower Heads, Diverters & LoFlow Toilets completed 5/08 Duct Cleaning completed 7/08 Weatherproofing Exterior completed 8/09 Upgrades to 26 Units & 504 Renovation Ph 1 completed 8/09 Upgrades to 35 Units & 504 Renovation Ph 2 contract executed 7/09. Projected completion 5/2010 Upgrades to 18 Units Stimulus Ph 3 Board Approval 9/09. Projected completion 7/2010 Monitor construction to closeout. Market and lease vacant units.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.4	Robert T. Wolfe Modernization	Robert T. Wolfe is in the process of undergoing a modernization which shall include the weatherproofing of the exterior façade and balconies, remodeling 10 units to 504 compliance, installation of new skylight and flashing	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer HCV should have the flexibility to design and test various approaches for providing and administering Housing Assistance that increase Housing choices for low income family and reduce cost and achieve greater cost effectiveness in Federal expenditures.	The impact of the completed project provides improved living conditions and housing of choice to New Haven's elderly and disabled will improve lease up rates and decrease turnover rates. The completed UFAS compliant units address HANH's commitment to the Voluntary Compliance Agreement signed in September 2007	With the improvements, operating costs will be reduced through significantly fewer emergency and daily work orders. The baseline will be the monthly average of emergency and routine work orders prior to the construction start	The monthly costs shall be compared to the previous year's expenditures. REAC findings	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.	N/A	Year project implemented 2007 Modernization project first solicitation due 7/08 Modernization projects 2 nd solicitation due 5/09 Contract awarded 6/09 Projected completion date 8/2010 Monitor on-going construction to completion. Monitor construction to closeout. Market and lease vacant units.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.5	Crawford Manor Modernization	Crawford Manor is in the process of undergoing a modernization which shall be completed in phases. Past projects have included the completion of 7 vacant units' rehabilitation. In progress is the rehabilitation of 10 vacant units. The exterior façade which requires weatherproofing as identified by the CM's needs assessment has been included in the ARRA Grant projects.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures.	The impact of the completed project provides improved living conditions and housing of choice to New Haven's elderly and disabled will improve lease up rates and decrease turnover rates.	With the improvements, operating costs will be reduced through significantly fewer emergency and daily work orders. The baseline will be the monthly average of emergency and routine work orders prior to the construction start	The monthly costs shall be compared to the previous year's expenditures.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.	N/A	<p>Year project implemented 2007</p> <p>7 Vacant Units Rehabilitation completed 11/07</p> <p>10 Vacant Units Rehabilitation projected completion 11/09</p> <p>Solicitation for Façade Weatherproofing & Repair Stimulus bids due 7/09.</p> <p>Preparing for resolicitation advertise 9/09</p> <p>Monitor on-going construction to completion.</p> <p>Procure for additional services.</p> <p>Execute contracts.</p> <p>Monitor construction to closeout.</p> <p>Market and lease vacant units.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.6	Ruoppolo Manor Modernization	Ruoppolo Manor is in the process of undergoing a modernization which shall be completed in phases. At this time, there are 15 vacant units rehabilitation in progress. The Roof Replacement is in progress and will be completed prior to winter weather conditions. The Window & Door Replacement project and the Security & Elevator Upgrades project are in solicitation.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer HCV and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families.	The renovation of the vacancies will rehabilitate the units, reduce the backlog and assist the Agency in achieving a 5% vacancy rate. The development as a whole will be enhanced where vacancies presently exist by removing the appurtenances of blighted conditions, plywood on windows, welding and padlocks on doors	HANH has waiting lists for occupancy within the developments and the timeframes for remaining on the waiting list shall be reduced.	Review of waiting lists on a monthly basis	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and /or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.	N/A	<p>Year project implemented 2007 15 Vacant Units Rehabilitation projected completion 11/09 Roof Replacement projected completion 10/09 Window & Door Replacement contract award 7/09. Projected start date 10/09.</p> <p>Reviewing program needs for Security & Elevator Upgrades; solicitation pending</p> <p>Monitor on-going construction to completion.</p> <p>Procure for additional services.</p> <p>Execute contracts.</p> <p>Monitor construction to closeout.</p> <p>Market and lease vacant units.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.7	Rent Simplification	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 rent simplification 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 implemented its Rent Simplification Policy on January 1, 2008. To date, 1,009 LIPH and 1,888 HCV families have been recertified under MTW for FY 2009-92%.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance reduce cost and achieve greater cost effectiveness in Federal expenditures and give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment an becoming economically self-sufficient.	HANH's Rent Simplification Program is designed to reduce the administrative burden of administering the program thereby developing a more cost effective program while also providing incentives for families to increase their self sufficiency. During the implementation year, FY08, all families were scheduled to be seen to establish the baseline data. During FY09 when only 1/3 of elderly/disabled families and 1/2 of all other families were seen. Additionally rent calculation errors will be decreased.	All incomes, previous deductions, rents and subsidies were recorded for each resident/participant prior to transition to rent simplification. This provides the baseline data against which change is measured. This database also provides the baseline rents that are compared to ensure that no resident/participants rent increases beyond the approved levels during years 1 through 5 of the implementation. Additionally, personnel costs were documented at the start of the implementation.	Data is collected and maintained in the agency's data management system, ELITE. Additionally, annual satisfaction surveys will be conducted to ascertain resident feedback regarding the new rent simplification process. Rent calculation errors that have been reviewed by monthly quality assurance measures has revealed a 90 percent reduction in errors in rent calculation.	HANH's Amended and Restated MTW Agreement Attachment C Section C.11 and Section D.2 authorizes HANH to develop alternative rent policies and term limits.	HANH's policies 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.	HANH implemented the Rent Simplification Policy on January 1, 2008. HANH has reached full transition to Rent Simplification as of September 30, 2009.

#	MTW Activity Name	G. Hardship Policy
	Rent Simplification (Continued)	<ul style="list-style-type: none"> • 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 form these requirements, unless the family includes other adult family members who are not elderly or disabled

77	Activity Name	MTW Initiative Description	Anticipated Impact	Baseline & Benchmarks	Hardship Policy, if not reform
1.7	Rent Simplification (Cont'd)	<p>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 Housing Choice Voucher Program (Administrative Plan).</p> <p>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.</p>	<p>The administrative demand will be diminished with both staff and residents/ participants noting the decreased paperwork. During FY 09 HANH reduced the staffing level for administrative staff administering the HCV and LIPH programs by approximately 5 FTEs realizing a savings of over \$250,000. These savings shall be reinvested in the agency's MTW program.</p>	<p>Finally, all hardship exemption requests and action taken are documented and analyzed.</p>	

#	MTW Activity Name	MTW Initiative Description																																
1.7	Rent Simplification Cont'd	<p>Simple Rent Schedule</p> <p>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.</p> <table border="1" data-bbox="1206 313 1814 583"> <thead> <tr> <th colspan="3">Annual Income Range</th> <th>Rent</th> </tr> </thead> <tbody> <tr> <td>\$0</td> <td>To</td> <td>\$2,499</td> <td>\$50</td> </tr> <tr> <td>\$2,500</td> <td>To</td> <td>\$3,499</td> <td>\$59</td> </tr> <tr> <td>\$3,500</td> <td>To</td> <td>\$4,499</td> <td>\$83</td> </tr> <tr> <td>\$4,500</td> <td>To</td> <td>\$5,499</td> <td>\$107</td> </tr> <tr> <td>\$5,500</td> <td>To</td> <td>\$6,499</td> <td>\$131</td> </tr> <tr> <td>\$10,500</td> <td>To</td> <td>\$11,499</td> <td>\$249</td> </tr> <tr> <td>\$40,500</td> <td>To</td> <td>\$41,499</td> <td>\$962</td> </tr> </tbody> </table> <p>Following are the policy commitments that govern HANH's Rent Schedule for its MTW Rent Simplification Program.</p> <ul style="list-style-type: none"> • 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. <p>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 in Section vii below.</p> <p>Public Housing Flat Rents</p> <p>HANH continues 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:</p> <p>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.</p> <p>Transition Policies</p> <p>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:</p> <p>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.</p>	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
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#	MTW Activity Name	MTW Initiative Description
1.7	Rent Simplification Cont'd	<p>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.</p> <p>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. The transition policies do not apply to new admissions.</p> <p>Implementation of HANH's MTW Rent Simplification Program</p> <p>HANH began its MTW Rent Simplification Program effective January 1, 2008. During the first year of implementation, HANH conducted recertifications of 100% of families, according to the MTW Rent Simplification Program policies. In FY 09 HANH implemented its alternate recertification policies (elderly and disabled families every 3 years, and all other families every 2 years).</p> <p>HANH will continue to utilize HUD's EIV System which integrates various income sources and integrates income data available from one source, via the Internet. This system allows HANH to improve income verification during required income reexaminations.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.8	Vacancy Reduction Initiatives	<p>To reduce the current backlog of routine vacancies from 9% (132 units) to a 5% routine vacancy rate (89 vacancies) will require preparation and occupancy of at least 43 current vacant units.</p> <p>Based on statistics for the past 4 FYs, HANH has roughly 10% attrition. We anticipate roughly 140-160 new vacancies due to routine move-outs and transfers.</p> <p>Several Construction Management and other capital projects were completed during FY 2009. These include capital projects at Crawford Manor (7 units), Robert T. Wolfe (9 units), Winslow Celentano (29 units), and Ruoppolo Manor (14 units). This is a total of 59 units returned on-line after completion of capital projects.</p> <p>During FY10 HANH will complete the following CM projects:</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance and reduce cost and achieve greater cost effectiveness in Federal expenditures and increase housing choices for low-income families.</p>	<p>HANH's housing stock will be improved as measured by:</p> <p>Decreased work order volume</p> <p>Lower maintenance costs</p> <p>Fewer unit showings of vacant units</p> <p>Improved occupancy rates</p> <p>By reducing the vacancy rate by 5%, it is anticipated the agency will receive an additional annual income of approximately \$480,000.</p>	<p>FY08 Vacancy rate was 10%</p> <p>FY09 Vacancy Rate was 8%</p> <p>Expected FY10 Vacancy Rate to be 5%</p> <p>FY08 Vacancy rate by AMP A&E – 7% B&C – 8% D&F – 13% Total – 10%</p> <p>FY09 Vacancy rate by AMP A&E – 7% B&C – 8% D&F – 12% Total – 8%</p> <p>FY10 expected vacancy rate to be By AMP A&E – 3% B&C – 3% SS – 9% D&F – 5% Total – 5%</p> <p>Revenue is projected to increase by 3% as a result of increase occupancy.</p>	<p>Vacancy data is captured in the agency's data management system, ELITE. Vacancy rates are tracked on a weekly basis. Monthly performance statistics are compiled and analyzed monthly, quarterly and annually. Success will be measured by improved vacancy rate and increased income from rent collection and subsidy.</p>	<p>The Amended and Restated MTW Agreement, Attachment C- Section B.1.b.vii authorizes HANH to preserve public housing units currently serving people of low income provided that all construction is done in accordance with requirements of Section 504 of the Rehabilitation Act.</p>	N/A	<p>Year project implemented 2008</p> <p>Monitor on-going construction to completion.</p> <p>Procure for additional services.</p> <p>Execute contracts.</p> <p>Monitor construction to closeout.</p> <p>Market and lease vacant units.</p>

#	MTW Activity Name	A MTW Initiative Description
1.8	Vacancy Reduction Initiatives (cont'd)	<p>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. An additional 75 units will be completed as a result of ARRA funding.</p> <p>McQueeney's CM capital projects are expected to maintain up to 35 units off-line during FY 2009 and into FY 2010 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.</p> <p>Projected Vacancy Rate for the End of FY 2010:</p> <p>HANH's objective is to achieve and maintain a 5% routine vacancy rate by the end of FY 2010.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
1.9	LIPH Public Housing UPCS Inspection	<p>HUD has previously approved HANH's proposal to adjust its LIPH unit inspection protocols. HANH previously conducted 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.</p> <p>HANH has established a preventive maintenance plan with a regular periodic schedule of inspections, particularly focused on site, building, and systems maintenance issues.</p>	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance reduce cost and achieve greater cost effectiveness in Federal expenditures.	A comprehensive preventative maintenance program ensures that units, sites, buildings and systems receive regular inspections. Consistent oversight of work order completion rates ensures that the work that is identified is performed in a timely manner. As such, HANH has implemented a cost effective initiative that reduces the number of UPCS inspections that must be completed each year. By targeting UPCS inspections at properties most in need, HANH can maximize use of limited resources.	FY 07 provided the baseline data during which all units were inspected. During FY09, 20% of the units have been identified for UPCS inspection. This percentage of units will continue during FY10. The actual percentage of units inspected will remain the metric. Work order requests, timeliness of work completion and REAC scores will be additional measures of success.	Unit inspections are calculated in the agency's data management system.	The Amended and Restated MTW Agreement, Attachment C- Section C.9 authorizes HANH to develop simplified property management practices including alternative property and system inspection protocols.	N/A	<p>Year implemented FY2007</p> <p>This is an ongoing initiative in which annually 20% of the units are randomly sampled to be inspected.</p> <p>The entire sample has an inspection conducted.</p> <p>Comparative analysis of REAC scores conducted.</p> <p>This process assists the agency in oversight of property maintenance</p>

#	MTW Activity Name	A MTW Initiative Description
1.9	LIPH Public Housing UPCS Inspection	<p>HANH conducts housekeeping inspections as part of all routine inspections and on an as -need basis.</p> <p>During FY 2008, HANH implemented 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. This activity will continue in FY10.</p>

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1.10	Housing Choice Voucher HQS Inspections	HUD previously approved HANH's alternative MTW Voucher Program. This authorized HANH 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.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures.	It is anticipated that HANH's HQS inspection initiative will reduce the administrative burden of requiring inspections annually on properties that have a proven track record with the agency of compliance. Additionally, savings are anticipated as the agency fully transitions to the new model. During FY08 all properties continued to receive annual inspections. During FY09 properties that have had two years of consistent passes will be exempt from inspection. During FY10 it is anticipated that the agency's expenditures in this areas will be reduced by 30%.	HANH will track the pass rate for agencies and the number of agencies that are exempt. Based upon this HANH will calculate the savings on an annual basis. Resident complaints will be logged to determine any negative impact of not inspecting units. Finally, landlord and resident satisfaction surveys will be conducted.	Data will be tracked through the agency's data management system, ELITE and through tracking logs. Survey results will be compiled and analyzed annually.	The Amended and Restated MTW Agreement, Attachment C- Section D.5 authorizes HANH to develop and adopt a local policy designed to certify Housing Quality Standards.	N/A	<p>Year implemented FY 08</p> <p>Conduct random sample of units.</p> <p>Conduct HQS inspections.</p> <p>Comparative analysis of pass/fail rate of units; special inspection requests; cost savings realized.</p> <p>There has not been an adverse impact or a rise in tenant complaints.</p>

#	MTW Activity Name	MTW Initiative Description
1.10	Housing Choice Voucher HQS Inspections (cont'd)	<p>Nor does HANH intend to alter policies related to quality control inspections or enforcement of HQS.</p> <p>HANH's MTW Agreement provides authority for HANH to develop and test alternative methods for administering its Section 8 (HCV) program. During FY 2010, 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.</p> <p>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.</p> <p>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.</p>

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1.11	Capital Fund Financing Program for Various Development Projects	Section 9(d) of the Act authorizes PHAs to use their Capital Fund Program fund to finance the development or renovation of public housing. Section (9) (1) (I) of the Act authorizes PHAs to use operating funds to pay debt service. Section 30 of the Act, subject to HUD's approval allows PHAs to mortgage their properties to secure financing. The regulatory guidance for using Capital Fund Program funds to repay debt is set forth in 24 CFR Part 905. In general a PHA may pledge up to 33 percent of its CFP funds and 50 percent (but use up to 100 percent) of its RHF to pay debt service. The regulatory guidance for using Operating Funds to repay debt is set forth in 24 CFR Part 990.400.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures. The statute also provides authorization for the agency to implement programs that promote housing choices for low income families.	Use of Operating, HCV and/or Capital funds under 24 CFR Part 905 and 24 CFR Part 990.400 will provide HANH with the capacity to leverage private capital needed to develop replacement housing for Rockview, Brookside and William T. Rowe. HANH's ability to commingle these funds under its MTW Agreement will provide increased flexibility to leverage much needed capital. The Authority may be able to borrow up to \$21 M using its excess cash flow along with using 50 percent of its RHF as security.	The baseline for this activity will be the amount of funds that would have been leveraged for the project in the absence of the CFFP and OFFP and the number of units would have been developed in the absence of the CFFP and the OFFP.	HANH will use several metrics to measure the success of this activity. First, HANH will measure the amount of private capital leverage by pledging these funds as security. Second, HANH will measure the number of units financed using the Capital Fund Financing and Operating Fund Financing Programs.	Section VI. (1)(b), Section VI. (2)(a)(ii), and Section VI. (2)(b)(ii) authorizes the Agency to commingle its HCV, Operating and Capital funds and to use them for any of the purposes under any of these three programs.		<p>Complete feasibility analysis in April 2009</p> <p>Select Underwriter April 2009</p> <p>Obtain private activity bond cap October 2009</p> <p>Complete requirements under 24 CFR Part 905 and 24 CFR- Part 990.400</p> <p>Sell bonds December 2009</p>

#	MTW Activity Name	MTW Initiative Description
1.11	Capital Fund Financing Program for Various Development Projects	<p>Under 990.400, PHAs are permitted to pledge cash flow in from a project in excess of three (3) months to pay debt service.</p> <p>Since HANH is an MTW agency that use its Capital, Operating and Housing Choice Voucher funds for any of the purposes under any of these programs, HANH will use and pledge its excess Housing Choice Voucher funds to pay debt service for the redevelopment of Brookside, Rockview, William T. Rowe, and 122 Wilmot Road</p> <p>Pursuant to 24 CFR Part 990.400, HANH will use excess cash flow from its Operating and HCV program that exceeds three months operating expenses Since all of HANH's funds may be used for any of the purposes under Section 8(o), 9(d), and 9(e)(1), there is no need for HANH to pledge its Capital Funds before it pledges its Operating or HCV funds.</p> <p>HANH will also pledge up to 50 percent of its RHF funds to pay debt for the development of replacement housing either at Brookside, Rockview, William T. Rowe and/or 122 Wilmot.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
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1.12	<p>Waiver of HUD Design Guidelines</p>	<p>HANH will establish a Design Standards Manual to reflect the local marketplace and housing quality standards. HANH has identified the need for larger rooms and additional amenities which are incorporated at other PHAs. The properties shall conform to the design standards established and set forth in "HANH's Design Standards Manual". HANH currently tracks vacancy time and turnovers through the agency's data management system. Currently HANH makes 3 – 5 offers for every vacant unit and the turnover rate is 15% .</p> <p>HANH distributes the Design Standard Manual to design professionals under contract for compliance.</p> <p>During design review, HANH to verify compliance with the Design Standards as outlined in the manual.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures.</p>	<p>HANH's design standards provide larger units with additional amenities. These units are more marketable and expand the quality of housing for low-income families. Projects that are completed using the new guidelines will provide quality space and thereby housing of choice. It is anticipated that HANH will experience a faster lease up and fewer turnovers.</p>	<p>The properties that conform to the HANH Design Standards shall have a larger site based waiting list due to their marketability. The waiting list can be tracked in monthly performance reports. The number of turnovers per unit for these units should be lower than HANH's average turnover days per unit which shall be tracked annually.</p> <p>It is anticipated that HANH shall make 1-2 offers for every vacant unit and will reduce turnover by 5%.</p>	<p>Unit lease up and turnover time will be tracked on an annual basis through the agency's data management system.</p>	<p>Amended and Restated Moving to Work Agreement, Attachment C, Section C.12 provides authorization for HANH to establish reasonable and modest design guidelines.</p>		<p>HANH certifies that any alternate guidelines meet all statutory requirements regarding fair housing, including Section 504 of the Housing Rehabilitation Act of 1973, and that the revised design guidelines meet housing quality standards by submitting a checklist of key items that standards are met or exceeded in the HANH Design Standards Manual.</p>
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1.13	Implement Local Total Development Cost (TDC) limits	<p>HUD TDC limits do not reflect the local marketplace conditions for development and redevelopment activities. HUD's TDC costs reflect industry average with the quality of products being specified as average or good. HANH has identified the need to specify products that are of a higher level of quality than the standards used by HUD to develop its cost limits. A higher standard is needed due to fact that the family sizes are larger therefore better doors, floors, bathtubs, cabinets, et al are needed. Lack of adequate funding for maintenance means that fiberglass instead of vinyl windows are needed, heavier gauge doors, et al. Additional storage space is also needed. The State's requirement for accessible units is 10 percent compared to 5 percent for Section 504. The need for a higher level of quality raises the costs of construction. HANH has prepared a TDC schedule which reflects construction and development costs in</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures.</p>	<p>HANH's design standards provide larger units with additional amenities. The units have materials that are higher quality than average for long-term viability and durability. These units are more marketable and expand the quality of housing for low-income families. Projects that are completed using the new guidelines will provide quality space and thereby housing of choice. It is anticipated the developments will be more energy efficient, have a longer useful life and require less emergency work order requests. A secondary positive impact will be the anticipated faster lease ups and fewer turnovers.</p>	<p>HANH will identify and establish a baseline of work orders requested per recent completed developments i.e. Monterey Place, Quinnipiac Terrace Phase I & 2, Katherine Harvey, Newhall Gardens and CB Motley.</p> <p>Upon completion of the projects that have used the approved alternate TDC, HANH will do a comparison of work order requests quarterly.</p> <p>HANH will compare energy consumption rates at units developed with the alternate TDCs to other units in portfolio. HANH anticipates a reduction in consumption.</p> <p>HANH anticipates that these units will require 1-2 offers per vacant unit as compared to 3-5 offers in other developments. HANH anticipates a reduced unit turnover rate down from 15%.</p>	<p>Work Order comparison will be tracked on a quarterly basis through the agency's data management system.</p> <p>Energy consumption will be tracked through utility bills.</p> <p>Offers and turnovers will be tracked through the agency's data management system.</p>	<p>Amended and Restated Moving to Work Agreement, Attachment C, Section C.16 provides authorization for HANH to establish reasonable cost formulas for development and redevelopment activities.</p>	<p>HANH shall submit the alternate formula for HUD approval. The attached proposed 2009 TDCs have been developed with current data gathered from recently completed and in progress construction projects.</p> <p>The projects in development will have their respective HUD 2328 Construction Cost Breakdown with values not exceeding the modified TDC schedule. The completed proposal is submitted to HUD for approval.</p>
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1.14	Waiver of Hard Cost Cap (HCC)	<p>HUD TDC limits do not reflect the local marketplace conditions for development and redevelopment activities. HUD's TDC cost limits reflect industry average with the quality of products being specified as average or good. HANH has identified the need to specify products that are of higher good level of quality so that it can reduce maintenance cost, increase durability and enhance the quality of life of the residents. Developing housing that addresses these objectives raise the costs of construction. Additionally, building a higher quality of housing also addresses the fact that are families are relatively larger, our turnover rate is higher, and there are insufficient funds to perform adequate preventative maintenance.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal Expenditures.</p>	<p>HANH's design standards provide larger units with additional amenities. The units have materials that are higher quality than average for long-term viability and durability. These units are more marketable and expand the quality of housing for low-income families. Projects that are completed using the new guidelines will provide quality space and thereby housing of choice. It is anticipated the developments will be more energy efficient, have a longer useful life and require less emergency work order requests. A secondary positive impact will be the anticipated faster lease ups and fewer turnovers.</p>	<p>HANH will identify and establish a baseline of work orders requested per recent completed developments i.e. Monterey Place, Quinipiac Terrace Phase I & 2, Katherine Harvey, Newhall Gardens and CB Motley.</p> <p>Upon completion of the projects that have used the approved alternate TDC, HANH will do a comparison of work order requests quarterly.</p> <p>HANH will compare energy consumption rates at units developed with the alternate TDCs to other units in portfolio. HANH anticipates a reduction in consumption.</p> <p>HANH anticipates that these units will require 1-2 offers per vacant unit as compared to 3-5 offers in other developments. HANH anticipates a reduced unit turnover rate down from 15%.</p>	<p>Work Order comparison will be tracked on a quarterly basis through the agency's data management system.</p> <p>Energy consumption will be tracked through utility bills.</p> <p>Offers and turnovers will be tracked through the agency's data management system.</p>	<p>Amended and Restated Moving to Work Agreement, Attachment C, Section C.16 provides authorization for HANH to establish reasonable cost formulas for development and redevelopment activities.</p>	<p>HANH shall submit the alternate formula for HUD approval. The attached proposed 2009 TDCs have been developed with current data gathered from recently completed and in progress construction projects. The HCCs are a subset of the TDC schedule and incorporated in the attachment.</p> <p>The projects in development will have their respective HUD 2328 Construction Cost Breakdown with values not exceeding the modified TDC schedule. The completed proposal is submitted to HUD for approval.</p>
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#	MTW Activity Name	MTW Initiative Description
		HANH prepared a TDC schedule which reflects construction and development costs in New Haven. The schedule is based the average construction cost for a high quality two bedroom row home in the City. The HCC for all of the other unit types and bedroom sizes are then extrapolated from the two-bedroom row house by using the same multipliers used in the HUD 2009 TDC cost guidelines.

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1.15	Implement Energy Conservation Performance Contracting	<p>HANH has experienced escalating utility costs related to gas and electricity consumption. Energy costs are a major component of HANH's operating budget. As HANH undertakes kitchen, bathroom and heating upgrades at various locations, HANH is replacing fixtures and equipment with energy-efficient models. During FY 2008, HANH expended almost 6.0 million in utility expenses. During FY2009, HANH proposed an energy conservation program that builds upon the initial energy assessment completed by Ameresco during FY06.</p> <p>During FY10 HANH intends to implement this initiative.</p>	<p>Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures</p>	<p>It is anticipated that HANH will realize real savings as well as cost avoidance. During FY09 HANH will seek to execute an agreement and begin capital investments in energy saving measures. Additionally, HANH will seek to establish lower electricity and gas power generation rates. It is anticipated that the actual savings as well as cost avoidance by installation of energy efficient appliances and fixtures, lo-flow toilets and the other energy saving measures incorporated in the replacements</p>	<p>HANH's utility expenditures for FY 2008 was almost \$6.0 million. HANH will measure this initiative through comparison of real savings as well as assessments of cost avoidance realized. With the improvements, operating costs will be reduced through utility savings and significantly fewer work orders.</p>	<p>Actual consumption levels and expenditures will be tracked monthly from the utility invoices in an internal tracking system.</p>	<p>This initiative was authorized under Attachment D-3 of the Amended and Restated MTW Agreement executed on May 2, 2008.</p>		<p>FY09 Convene energy conservation workgroup</p> <p>FY10 Select ESCO</p> <p>FY10 Execute contract</p> <p>Fy10 Begin implementation</p>

#	MTW Activity Name	A. MTW Initiative Description
	Implement Energy Conservation Performance Contracting	<p>The Ameresco study identified a number of capital improvements that will improve the energy efficiency of HANH's properties. These include replacement of heating systems, windows, energy efficient lighting, water saving measures, etc. Building upon the basis established by the study, HANH will enter into a performance based contract to implement these recommended capital investments. Additionally, HANH shall seek to procure for electricity and gas in the open market in an effort to realize real savings. As established in Attachment D of the Amended and Restated MTW Agreement, HANH's baseline utility consumption will remain frozen and HANH shall waive the requirements of 24 CFR 990.185 which requires the recalculation of the Rolling Base Consumption Level (RBCL). HANH shall retain its frozen energy consumption level for the life of the demonstration program upon the three-year rolling base effect in the base year. HANH shall multiply this frozen consumption by utility rates that are in effect at the time of budget submission. HANH shall be held harmless for any changes in utility prices (resulting in year-end adjustments for actual utility rates) but takes the risk/reward for any change in consumption. Any reduction in utility rates that result from administrative actions taken by the agency will be shared equally with HUD in accordance with regulations in effect upon execution of the Amended and Restated MTW Agreement.</p>

#	MTW Activity Name	MTW Initiative Description	MTW Statutory Objective	Anticipated Impacts	Baseline & Benchmarks	Data Collection Metrics & Protocols	Authorization Cited	Hardship Policy, if rent reform	Implementation Plan
1.16	Implement Mandatory Direct Deposit for Housing Choice Voucher Landlords	HANH believes that our ability to effectively manage our HAP payment process will be greatly enhanced by implementing mandatory direct deposit of all landlords who participates in the HCV program.	Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	HANH anticipates that implementation of this initiative will reward landlords with timely and accurate HAP payments. This would also increase efficiency while easing HANH's burden to accurately administer 1,400 HAP payments to landlords. It is also anticipated this initiative will minimize landlord complaints on non-payment of HAP payments and reduce administrative costs of administrating the program.	Currently, HANH serves over 1,400 landlords and approximately 634 have authorized agreements for direct deposits, which is about 45%. HANH seeks to increase direct deposit utilization to 90% by December 1, 2009. Once this threshold has been met, all existing owners will be required to receive HAP payments via direct deposit. New owners will be required to enter in Direct Deposit Agreements no later than March 31, 2010	Data collection will be tracked through the agency's data management system.	The Amended and Restated MTW Agreement Attachment C Section D.1 authorizes HANH to determine the term and content of the HAP contracts to owners during the term of the MTW demonstration.		<p>Implemented FY08</p> <p>Currently the number of landlords that have voluntarily entered into direct deposit agreements is less than 50% of the total landlord population.</p> <p>Additional outreach and education is planned via quarterly meetings to attract more landlords into the implementing the process.</p>

#	MTW Activity Name	MTW Initiative Description	MTW Statutory Objective	Anticipated Impacts	Baseline & Benchmarks	Data Collection Metrics & Protocols	Authorization Cited	Hardship Policy, if rent reform	Implementation Plan
1.17	Provide Marketing Incentives to Income Eligible Families to HANH Developments	<p>HANH proposes to target families whose income is in the 50% to 80% of the Area Median Income (AMI), to provide housing in family developments. With over 85% of HANH's residents at the extremely low-income level, this creates challenges in creating viable communities. The results become communities plagued by social challenges of the extremely poor accompanied by challenges of the financial viability of the property.</p> <p>This outreach will coincide with the significant capital investment in properties (McConaughy Terrace) and will focus on employers with a workforce earning eligible incomes.</p>	Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies shall have the flexibility to design and test various approaches for proving and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	HANH anticipates that by making these communities mixed income communities, with residents with higher incomes, it will revitalize the neighborhoods and will create a better living environment.	Currently 85% of HANH's residents are at the extremely low income level HANH's newly admitted families fall into one (1) of three (3): -Extremely low (0% -30%) - Very Low (30% -50%) - Low (50% - 80%)	HANH averages 200 new applicants per year and averages 250 new admissions per year. The data will be collected in reports that will report the income at the time of application, at the time of the full application update, and at the time of admission. This data will be analyzed quarterly and use to target admissions.	The Amended and Restated MTW Agreement, Attachment C-Section C.3 authorizes HANH to develop and adopt a local policy designed to provide for deconcentration and income mixing in public housing communities.		<p>During FY10 HANH will employ a wait list preference based on income targeting. Tier 1: Families with incomes between 50% to 80% Tier 2: Families with income between 30% to 50% Tier 3: Families with income between 0% to 30% of the area medium income (AMI)</p> <p>In addition Develop marketing strategies</p> <p>Implement strategy</p> <p>Assess impact on lease up rates and income mix</p> <p>To attract those families that would normally not consider public housing.</p>

#	MTW Activity Name	MTW Initiative Description	MTW Statutory Objective	Anticipated Impacts	Baseline & Benchmarks	Data Collection Metrics & Protocols	Authorization Cited	Hardship Policy, if rent reform	Implementation Plan
1.18	HCV Preference and set-aside for victims of foreclosures	<p>New Haven, like many municipalities is facing an increasing crisis related to mortgage foreclosures. The loss of property by a landlord often threatens the housing of the HCV participant. As an effort to protect vulnerable residents HANH proposes a preference and voucher set-aside for victims of foreclosure. Additionally a glut of foreclosed properties threatens the viability of already vulnerable neighborhoods.</p> <p>It is anticipated that this program may include both TBV and PBV but the combined total will not exceed 50. Vouchers may be awarded to families whose housing is threatened because the property they are leasing goes into foreclosure and new owners who are purchasing a property in foreclosure. Tenants would apply via the waitlist. Owners would apply through the PBV RFP process. The program is not designed for the landlord who is in foreclosure.</p> <p>PBVs would be awarded through a competitive process in partnership with the City of New Haven's Neighborhood Stabilization Program that targets foreclosed properties. TBVs would be awarded by granting a preference on the HCV waitlist similar to families who are displaced due to governmental action.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase Housing choices for low income families.</p>	<p>Preserve affordable housing opportunity for up to 50 families whose housing was otherwise threatened by foreclosure.</p> <p>Return foreclosed properties to operation.</p> <p>Cost effectiveness for participants as PBV subsidized rents assist in keeping quality units affordable.</p>	<p>Currently no families are participating in this program. It is anticipated that up to 50 families will apply and be granted such assistance.</p> <p>During FY10 it is anticipated that 25 vouchers will be utilized.</p> <p>During FY11 additional vouchers will be utilized to maintain the 50 voucher limit.</p>	<p>This preference will be entered into the Agency's data management system and applicants will be tracked as such.</p> <p>Data will be collected as to family demographics and income, lease up rates and length of assistance.</p> <p>Number of families utilizing TBV.</p> <p>Number of homes "rescued" from foreclosure due to PV award will be tracked.</p> <p>City tax revenue garnered from previously foreclosed property will be assessed.</p> <p>Rental costs at property prior to PBV award and post PBV award will be tracked.</p>	<p>The Amended and Restated MTW Agreement, Attachment C –Section D.4. Waiting List Policies authorizes HANH to establish preferences that differ from the currently mandated program requirements of the 1937 Act and its implementing regulations.</p> <p>Section D.1.e authorizes HANH to determine the percentage of housing voucher assistance that it is permitted to project-base.</p>		<p>Began implementation during FY08</p> <p>During FY09 specific guidelines and standards were being developed in coordination with our community partners. Once completed, we will make them available to HUD for review and comment. Administrative Plan changes were drafted.</p> <p>During FY10 HANH will advertise program and begin to enroll families.</p>

#	MTW Activity Name	MTW Initiative Description	MTW Statutory Objective	Anticipated Impacts	Baseline & Benchmarks	Data Collection Metrics & Protocols	Authorization Cited	Hardship Policy, if rent reform	Implementation Plan
2.1	Resident Services for Families (ROSS)	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.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	Residents' needs will be identified through complete assessment of needs and appropriate referrals will be made. Residents will be able to be lease compliant, improve health status and will address barriers to self sufficiency. Assists elderly and disabled residents live independently and effectively in their communities.	Resident Services Coordinators will complete assessments and action plans on 225 residents/year. Average number of NTQs Baseline income	The MTW Monthly report will be monitored to measure the following: <ul style="list-style-type: none"> • Number of assessments and action plans • Number of referrals to community services for month • NTQs • Income change 	The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.		Implemented during FY07. Ongoing services to be provided throughout FY10

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2.2	ROSS RSDM Resident Services for Elderly & Disabled	This ROSS RSDM program provides case management and coordination of services for public housing residents who are elderly or disabled. It is staffed with two full-time Resident Services Coordinators, under the supervision of HANH's Resident Services Manager. The program has a particular focus of targeting intensive services to at-risk residents, residents with mental health or behavioral health disabilities, or other substantial underserved needs. Its purpose is to help elderly and disabled residents to live independently and effectively in their communities.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that promote housing choices for low income families.	Residents' needs will be identified through complete assessment of needs and appropriate referrals will be made. Residents will be able to be lease compliant, improve health status and will address barriers to self sufficiency. Assists elderly and disabled residents live independently and effectively in their communities	Resident Services Coordinators will complete assessments and action plans on 225 residents/year. Average number of NTQs Baseline income	The MTW Monthly report will be monitored to measure the following: • Number of assessments and action plans • Number of referrals to community services for month • NTQs Income change	The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.	N/A	Implemented during FY07. Ongoing services to be provided throughout FY10

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2.3	Supportive Housing for Mixed Population Developments	<p>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 believes that our ability to effectively manage our large Mixed Population developments depends upon our ability to provide intensive, on-site services.</p> <p>Current programs exist at Ruoppolo Manor (116 units), Charles T. McQueeney Towers (150 units) and Robert T. Wolfe (93 units). During FY09 HANH proposed to expand this program to include two additional developments, Crawford Manor (109 units) and Fairmont Heights (98 units).</p> <p>HANH secured a contractor for services at Crawford Manor but due to funding constraints did not expand to Fairmont Heights.</p> <p>During FY10 HANH plans to continue existing services.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that promote housing choices for low income families.</p>	<p>Residents participating in the program will become engaged in appropriate treatment and medication therapy therefore decreasing symptoms that prevent them from living independently and effectively in their communities. Case management services will enable residents to better organize their lives and be referred for other services they may need. Services will assist residents of mixed population live independently and effectively in their communities.</p> <p>Fewer NTQs; Fewer evictions; timely rent payment; reduced incident reports</p>	<p>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 non-elderly persons with disabilities.</p> <p>Existing programs in Robert T Wolfe and Ruoppolo manner provide services to 25 residents. McQueeney Towers has 30 treatment slots available Crawford Manor has 25 treatment slots</p> <p>Programs are expected to reach 60% of capacity 6 months and 100% 12 months</p>	<p>Incident reports involving residents enrolled in program</p> <p>Property Manager reports on non-payment of rent and nuisance reports</p> <p>Number of NTQs</p>	<p>The Amended and Restated MTW Agreement, Attachment C- Section B. 1. b.iii authorizes HANH provide case management activities, such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.</p>	N/A	<p>Implemented during FY07.</p> <p>Ongoing services to be provided throughout FY10</p> <p>Service to expand to one additional Elderly/Disabled property</p>

					HANH expends \$9,500 per resident for these programs.				
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2.4	Family Self-Sufficiency Program	<p>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. HANH expanded its capacity to serve 150 total families in its Home Ownership Program. 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. In 2007, HANH revised its FSS program to include additional goals to assist residents in addressing a full range of barriers to achieving self-sufficiency and employment. This change has allowed us to provide much needed services to a larger number of LIPH and Section 8 residents.</p> <p>Service referrals focus on remedial education, literacy classes, GED preparation, vocational and financial management, job skills/employability, etc.</p> <p>Finally, HANH has invested in Computer/Learning Labs.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.</p>	<p>Residents will progress towards self-sufficiency by addressing barriers they experience. Residents will achieve economic self-sufficiency through employment.</p> <ul style="list-style-type: none"> • Increased employment • Increased family income 	<p>25 residents completed the job skills/employment training program.</p> <p>It is expected that during FY2010 32 residents will participate in the job skills/employment training program.</p>	<ul style="list-style-type: none"> • Monthly reports from vendors Monthly MTW reports • Number enrolled in classes/activities • Number of resident service referrals to FSS • Number of participants completing job skills program • Number of participants employed • Number of participants employed for 6 months 	<p>The Amended and Restated MTW Agreement, Attachment C-Section B. 1. b.iii authorizes HANH provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.</p>		<p>Implemented during FY07.</p> <p>Program was significantly expanded during FY08</p> <p>Ongoing services to be provided throughout FY10</p>

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2.5	Promoting Self-Sufficiency/Earned Income Exclusion	HANH believes promoting self-sufficiency is most effectively accomplished through helping residents to access services and supports. Within that context, HANH's MTW Rent Simplification Program includes an Incremental Earnings Exclusion for families who participate in HANH's Family Self Sufficiency Program (FSS). Incremental Earnings Exclusion is phased in increases in earned income over the five year term of a family's participation in the FSS program. For example: HANH will exclude from the determination of annual income 100% of any incremental earnings from wages or salaries earned by any family member during the first year that a family member is enrolled in the program; 75% exclusion for the second year the family member is enrolled; 50% exclusion for the third year the family member is enrolled; and 25% for the fourth year the family is enrolled the FSS program. There is no exclusion in the fifth year or thereafter.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	Residents will report increase in earned income. Resident will improve credit and build income for the first four years of the program.	% of program participants will show improved credit and saved income <ul style="list-style-type: none"> • Credit score • Earned income 	Credit Reports Record of Savings Account Earned income	HANH's Amended and Restated MTW Agreement Attachment C Section C.11 and Section D.2 authorizes HANH to develop alternative rent policies and term limits.	N/A	Implemented during FY07. Ongoing services to be provided throughout FY10

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2.6	Section 3 Employment Training	<p>HANH is undertaking over \$200 million in capital investments over the next 3 years. HANH is committed to ensuring that HANH residents and other Section 3 participants have the opportunity to take advantage of job opportunities related to this development.</p> <p>HANH has partnered with the City of New Haven's Commission on Equal Opportunity (CEO) to offer a construction workforce training program. Residents trained through this program have the opportunity to train under union personnel in the building trades. Students complete the course and practical training and are hired as apprentices and can progress to full union membership.</p> <p>Additionally, students are matched to contractors seeking to fulfill their Section 3 hiring goals.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures; and initiate various approaches that gives incentives to families with children whose heads of households are either working, seeking work or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.</p>	<p>HANH's investment in the Section 3 Employment Training Program will result in improved job opportunities and economic growth for its public housing residents.</p> <p>Residents are expected to demonstrate sustained employment; increased family income; attainment of goals on FSS plan.</p>	<p>Benchmark: HANH will graduate 16 students per class.</p> <p>Baseline: 0 students were enrolled prior to MTW program.</p>	<p>Number of students enrolled</p> <p>Number of graduates</p> <p>Average family income at baseline</p> <p>Average family income at 6-, 12- and 24-months post graduation</p> <p>% of goals attained on FSS plan</p>	<p>The Amended and Restated MTW Agreement, Attachment C-Section B. 1. b iii authorizes HANH to provide case management activities, such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.</p>	<p>N/A</p>	<p>Implementation FY 07</p> <p>Program is on-going offering two training cycles per year.</p> <p>During FY10, HANH will conduct outreach for class participants</p> <p>Enroll students in class</p> <p>Conduct classes (CEO)</p> <p>Provide case management to increase retention in class</p>
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2.7	Development of Commercial Property at 122 Wilmot	<p>The Authority has purchased a site at 122 Wilmot that is slightly more than one acre. The site has a deteriorated structure that is approximately 15,000 square feet. The structure will be demolished. The Authority plans to redevelop the site as a mixed use facility with 11,000 square feet of commercial and community space and between 37 and 47 units of housing with supportive services to allow elderly persons to age in place. The agency contemplates financing a portion of the cost this project using an accumulation of Replacement Housing Funds to leverage other funds or using these funds under the Capital Fund Financing Program (CFFP).</p> <p>This initiative will develop quality affordable housing for seniors with supportive services and will develop commercial space providing much needed amenities for the community and job opportunities in a remote area of the City that services four public housing developments.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and give incentives to families with children whose heads of household are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.</p>	<p>The retail portion of project will provide employment for area residents and an opportunity for residents to start resident owned businesses and provide needed community amenities in an isolated part of the City; while the housing part of the development will increase quality housing opportunities for low income families as well as provide the supportive services that will enable them to live independently.</p>	<p>Quality housing will be assessed by vacancy rate and turnover rate. No housing currently exists at this site so there is no baseline data. Therefore, the success of this new housing will be measured against HANH metrics obtained from another elderly/disable development in the area. The vacancy rate is 8% and 3% of the units are vacated each month. HANH anticipates a vacancy rate of less than 3% at the new property with a reduction in unit turnovers. Supportive service success will be measured by lease compliance (lack of lease violations). Current baseline at comparative site indicates 8% of residents with lease violations.</p>	<p>Vacancy rate and turnover rate will be tracked through agency MIS system. Lease violations are tracked through agency legal reporting mechanism. Jobs created, job retention rate and number of new resident owned businesses will be tracked through an agency tracking spreadsheet.</p>	<p>Section C.14. authorizes the Agency to enter into commercial business ventures to promote its neighborhood stabilization goals. Attachment C. Section B.b.ii authorizes the Agency to use its flexibility to use it Section 8(o) funds to develop assisted living and commercial facilities, including the acquisition of property.</p>	N/A	<p>Development Proposal Submission – 12/30/2009 Closing - 03/30/2010 Construction Start - 04/01/2010 Construction Completion - 10/01/2011</p>

					Commercial success will be measured by new jobs created, job retention rates and number of new businesses created. Baseline for all commercial measures is zero.				
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#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
2.8	Prison Re-Entry Support Program	HANH will establish a preference for LIPH units (a maximum of 12 units) for individuals returning to the community from prison who are engaged in community supportive services and job skills training.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	<p>Residents will receive case management services which will assist them in identifying needs and coordinating referrals and services.</p> <p>Individuals participating in program will be lease compliant i.e. pay rent on time, will not be a nuisance to other residents, Rate of recidivism for this population will decrease.</p> <p>Negative impacts: current residents may not welcome these residents especially since there may be existing safety issues; residents' perception may be that HANH is preferential in their treatment of felons; Residents currently residing in public housing who may be involved in criminal activity may increase involvement due to the perception that HANH is more lenient.</p>	<p>0% will have permanent housing 0% will be employed upon release from prison 0% will have income 0% will have medical coverage</p> <p>Each individual will be assessed and needs will be identified.</p> <p>For each participant, individualized service plans will be developed to address all identified needs.</p> <p>Appropriate referrals will be made for the identified needs i.e. coordination of healthcare, employment skills, specialized job training, mental health and/or substance abuse treatment.</p>	<p>Will be monitored on a monthly basis</p> <p>Number of individuals in transitional housing</p> <p>Number of clients receiving weekly case management services</p> <p>Number of individuals compliant with individualized service plans</p> <p>Number of individuals who are lease complaint</p> <p>Number with resolved lease complaint</p> <p>Number of individuals referred for services</p>	The Amended and Restated MTW Agreement, Attachment C-Section B. 1. b iii authorizes HANH to provide case management activities , such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services , employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section.	N/A	<p>HANH implemented in FY 2009 a preference on the waitlist and amended the ACOP to reflect such.</p> <p>During FY10, HANH will advertise availability of preference.</p> <p>Enroll pilot program participants in FSS program.</p> <p>Complete assessment and service plan. Provide case management services. Assess lease compliance (on going).</p> <p>Currently working with local social service agencies to identify candidates.</p>

#	MTW Activity Name	D. Baseline and Benchmarks	E. Data Collection Metrics & Protocols
2.8	Prison Re-Entry Support Program	<p>All individuals will be required to be enrolled in Family Self Sufficiency Program</p> <p>All individuals will receive case management services and are required to participate</p> <p>50% will comply with service plan.</p> <p>50% of individuals will be lease compliant</p> <p>50% of individuals will become employed within six months and will remain employed for six months.</p>	<p>Number of clients enrolled in FSS Program</p> <p>Number of individuals referred to job training programs</p> <p>Number of individuals who become employed within six months</p> <p>Number remaining employed for six months.</p> <p>Number who successfully transition to permanent housing</p> <p>Number of individuals evicted from program.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.1	West Rock Revitalization	As part of the development of the Rockview and Brookside sites HANH will acquire a commercial parcel located at 122 Wilmot Road, New Haven, Connecticut. The parcel is located at the Southwest corner of Wilmot Road and Brookside Avenue, and represents the gateway to the West Rock parcels which are slated for development. The property will be developed for commercial and/or residential uses ancillary to the residential development. Historically, the remoteness of the West Rock residential area now under development has been an area isolated from retailers and service facilities. The absence of these essential parts of community infrastructure from this area have led to the isolation of residents, particularly those who do not have cars. This isolation, if allowed to continue in the new development of West Rock, would be a major impediment for families to select the West Rock development as their home.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families	The parcel would be developed with retail and/or service providers, which will create not only jobs for residents, but also access essential service	Currently this site generates little or no employment opportunities> Number of jobs created, small business creation and improved lease up rates and decreased turnover rates are anticipated	Job creation will be tracked through monthly reports created by the City's Commission on Equal Opportunities and HANH's internal tracking log.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii provides authorization to HANH to use MTW funds for the acquisition, new construction or moderate or substantial rehabilitation of housing or commercial facilities		Project initiated during FY08. HANH selected preferred developer and submitted funding applications. During FY09 HANH continued to pursue funding applications and completed demolition of Brookside Phases 1 and 2. During FY10 HANH intends to begin construction with Brookside I completed by September 30, 2010.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.2	Complete Phase 1 of Eastview Terrace	Eastview Terrace is a General Occupancy development with 142 units that has severely deteriorated and is in the process of undergoing redevelopment. During FY2006, all remaining residents of Eastview Terrace had been relocated. During FY 2007, HANH conducted demolition of 9 buildings (52 units) and abatement of all units. HANH had a March 2008 closing for mixed finance redevelopment of the site. Phase I construction began in Fall 2007 and is expected to be completed in July 2009. It includes 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 included significant site improvements, including improved parking and security measures as well as construction of a community center.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures	The impact of the completed project shall provide 102 units in Phase I of quality housing of choice for New Haven's family population and Phase II shall provide an additional 25 units. The development shall include amenities to the residents and their children with the addition of the community center in Phase I and adjacent playground for young children. The community center has a multi-purpose room which is half court size to provide an area for the older children to gather and play basketball during winter months. The safety of the residents is being enhanced by the addition of a fencing and security systems to the development.	Currently HANH makes 3-5 offers for every vacant unit and the turnover rate is 15%. It is anticipated that HANH will realize real savings in operating costs due to energy efficient appliances, energy conscious materials and new construction encompassing roofs, plumbing, electrical, storm water damage, etc. in the redeveloped project. Having fully redeveloped this property, it is anticipated that units will be leased more quickly and fewer unit turnovers will be experienced.	Monthly Financial and Lease reports shall be provided to HANH by the onsite management company, WINN Residential Management.	Amended and Restated MTW Agreement, Attachment C: Section B.1.b.ii provides authorization to HANH to use MTW funds for the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing or commercial facilities, Section B. 1. c. provides authorization to HANH that these activities may be carried out by the Agency, by an entity, agent or instrumentality of the Agency, Section B.1.e provides authorization to HANH that capital funds may be used, Section B.2 provides authorization to HANH that the Agency may partner with for profit or non-profit entities.		Project began during FY07. Project was completed during FY09 and is fully leased.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.3	William T. Rowe Redevelopment	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	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families	The renovation of the vacancies will rehabilitate the units, reduce the backlog and assist the Agency in achieving a 5% vacancy rate. It is anticipated in that the development as a whole will be enhanced where vacancies presently exist by removing the appurtenances of blighted conditions, plywood on windows, welding and padlocks on doors. Much needed housing shall be provided to the community.	HANH currently tracks vacancy time and turnovers through the agency's data management system. Currently, HANH makes 3-5 offers for every vacant unit and the turnover rate is 15%	Unit lease-up and turnover time will be tracked on an annual basis through the agency's data management system.	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section C.8 authorizing HANH to follow HUD's "Streamlined Processing Instructions for Disposition, Demolition and Disposition/Demolition applications from MTW Agencies"		<p>FY2009 Execute development agreement</p> <p>Execute MOA with residents</p> <p>Execute option agreement for landswap</p> <p>FY2010 Finalize funding commitments</p> <p>Execute City Cooperation Agreement</p> <p>Begin construction</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.4	Modernization of 4 Elderly Developments	<p>HANH's MTW objectives include major modernization of 4 elderly-designated developments with 182 total units: Constance Baker Motley, Katherine Harvey Terrace, Newhall Gardens, and Prescott Bush Mall. Renovations of Constance Baker Motley were completed in July 2005. Katharine Harvey Terrace was complete 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 2010 as an elderly-only designated development.</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families and Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that reduce cost and achieve greater cost effectiveness in Federal expenditures</p>	<p>The impact of the completed project will provide 56 units of quality housing of choice for the elderly and the disabled of New Haven and of those 6 will be UFAS compliant accessible units. It will assist in stabilizing a neighborhood by the modernization of approximately a full city block. The residents will be in a safe and secure environment.</p>	<p>It is anticipated that HANH will realize real savings in operating costs due to energy efficient appliances, energy conscious materials.</p>	<p>Actual work orders and expenditures shall be tracked monthly</p>	<p>Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, Section B.1.b.vii authorizing HANH to use MTW funds for the preservation of public housing and/or Housing Choice Voucher units provided all rehabilitation is done in accordance with the requirements of Section 504 of the Rehabilitation Act.</p>		<p>Year Fourth Project Prescott Bush Implemented 2006</p> <p>Modernization Prescott Bush in progress with completion 10/09</p> <p>Monitor construction to closeout 12/09</p> <p>Market and lease vacant units In process</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.5	Security Improvements	HANH is continuing its ongoing efforts to provide safe and secure living environments to its residents through installation of security cameras. The installation was completed at Westville Manor and Cornell Scott Ridge in FY2009. HANH is now proceeding with the security improvements at McConaughy Terrace, Ribicoff Cottages and Extension, Valley Townhouses and Essex Townhouses	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families	The impact of the completed project provides reduced crime against HANH's residents, reduced illegal and unwanted activity within the development and provides identity and ownership to the residents.	HANH currently tracks all incident reports and damage claims agency-wide. The final report prior to the activation of the system shall be the baseline to measure changes in the number of incidents reported. The benchmark is the reduced incident reports and destruction to the property.	Once the security cameras are installed, the incident reports shall be tracked monthly	Amended and Restated Moving to Work Agreement, Attachment C: Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing	N/A	<p>Year project implemented 2007</p> <p>Cornell Scott Ridge completed 7/09</p> <p>Westville Manor projected completion 9/09</p> <p>Contract for remaining developments extended to 12/30/09.</p> <p>Compare the baseline to the monthly incident reports and track changes in incidents and type of incidents reported.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.6	Renovation of Acquired Scattered Site Properties	HANH entered into a Settlement Agreement approved by the U.S. District Court in July 1995 with regard to <u>Christian Community Action, Inc., et al. v. Cisneros, et al.</u> , Civil Action No.:3:91CV00296. The Settlement Agreement requires HANH to develop or acquire 183 scattered site public housing units to replace units at the former Elm Haven Extension development. HANH identified and will purchase within FY 2008, the final units required to meet its obligation to provide 183 units under the CCA v Cisneros litigation. The units are located in areas of non-minority concentration, and offer opportunities for public housing families to reside in neighborhoods that might otherwise be unavailable to them. Prior to occupancy, HANH will make the necessary repairs as identified in the pre-purchase assessments.	Statutory Objective. Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families. In addition, the acquisitions are obligations pursuant to a Federal Court settlement decree obligating HANH to replace units demolished at the former Elm Haven Extension with scattered-site units. The Settlement Agreement imposes certain criteria and conditions regarding the scattered site acquisitions.	The scattered site acquisitions will afford residents a broader range of housing opportunities and the opportunity to reside within areas of non-minority concentration. The housing opportunities will be quality housing of choice and result in improved living conditions for HANH residents.	On May 22, 2007, HANH was granted authorization by its Board of Commissioners to implement an Acquisition Plan with regard to scattered-site acquisitions. HANH has also established site, neighborhood and design standards with which the properties must comply.	LIPH lease and occupancy data shall be utilized to monitor scattered sites . # of offers made # of turnovers	Amended and Restated Moving to Work Agreement, Attachment C, Section B.1.b.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing	N/A	Year project implemented 2007 Final 8 units renovations projected for completion 10/09 Applicants for the single family housing opportunities shall be required to participate in the FSS Program.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.7	Vacancy Upgrades	Some of HANH's vacant units require environmental remediation and a larger scope of repairs that exceeds the scope of routine vacancy turnaround performed by in-house staff. In an effort to reduce the back-log of such vacancies and bring them back on-line, HANH has an ongoing effort with 65 units presently either complete, in progress or under contract to make repairs to rent the units and increase HANH's revenue stream. In response to the Stimulus Initiative, the Board approved ARRA Grant projects which include an additional 75 units requiring abatement and rehabilitation to supplement this activity.	Section 204 (a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choices for low-income families	The renovation of the vacancies will rehabilitate the units, reduce the backlog and assist the Agency in achieving a 5% vacancy rate. It is anticipated in that the development as a whole will be enhanced where vacancies presently exist by removing the appurtenances of blighted conditions, plywood on windows, welding and padlocks on doors. Much needed housing shall be provided to the community	HANH has waiting lists for occupancy within the developments and the timeframe for remaining shall be reduced.	Review of the waiting lists on a monthly basis. Lease up rate Occupancy Vacancy rate	Amended and Restated Moving to Work Agreement, Attachment C, Section B.1.B.ii authorizing HANH to engage in the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing.	N/A	Year project implemented 2008 Applicants will apply through HANH's site based waiting lists and the number of days until a unit is offered shall be tracked.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.8	122 Wilmot Acquisition	<p>The Authority has purchased a site at 122 Wilmot that is slightly more than one acre. The site has a deteriorated structure that is approximately 15,000 square feet. The structure will be demolished.</p> <p>The Authority plans to redevelop the site as a mixed use facility with 11,000 square feet of commercial and community space and between 37 and 47 units of housing with supportive services to allow elderly persons to age in place. HANH will develop quality housing of choice that residents will desire. This will be noted in ease of lease up and few turnovers.</p> <p>The agency contemplates financing a portion of the cost this project using an accumulation of Replacement Housing Funds to leverage other funds or using these funds under the Capital Fund Financing Program (CFFP)</p>	<p>Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance that increase housing choices for low-income families and give incentives to families with children whose heads of households are wither working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming self-sufficient</p>	<p>The retail portion of project will provide employment for area residents and an opportunity for residents to start resident owned businesses, while the housing part of the development will increase housing opportunities for low income families as well as provide the supportive services that will enable them to live independently</p>	<p>Since the housing portion does not exist and has no baseline, comparable housing data will be gathered form lease up and turnover data at another area elderly/disabled development, Ribicoff Cottages and Extensions.</p> <p>Unit offers and turnover will be compared to that of the newly constructed units at 122 Wilmot Road.</p>	<p>Lease up (number of offers made before unit is leased) and the turnover rate at the new project will be compared to lease up and turnover rate for elderly households at control site – Ribicoff Cottages and Extensions.</p>	<p>Section C.14 authorizes the Agency to enter into commercial business ventures to promote its neighborhood stabilization goals. Attachment C. Section B.b.ii authorizes the Agency to use its flexibility to use its Section 8 (o) funds to develop assisted living and commercial facilities, including the acquisition of property.</p>	<p>N/A</p>	<p>During FY09 HANH contracted with and Architect/Engineering firm and completed community process and design development. Demolition contract was awarded.</p> <p>During FY10 demolition will be completed and financing secured.</p>

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.9	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. With over 85% of HANH's residents at the extremely low-income level, this creates challenges in creating viable communities. The result becomes communities plague by the social challenges of the extremely poor accompanied by the challenges of the financial viability of the property. During FY10	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for proving and administering housing assistance reduce cost and achieve greater cost effectiveness in Federal expenditures and increase housing choice.	By increasing the income mix in HANH's developments, HANH will create more viable communities that are more secure, stable and financially sustainable.	At the start of FY10 the income mix for each development will be documented. Currently, over 85% of HANH's residents are at the extremely low-income level. Success in this initiative will be measured by assessing the income mix of new applicants and the income increases attained by current residents.	The income of all new and existing families is captured in HANH's data management system, ELITE. This data will be analyzed quarterly and used to target admissions.	The Amended and Restated MTW Agreement, Attachment C-Section C.3 authorizes HANH to develop and adopt a local policy designed to provide for deconcentration and income mixing in public housing communities.	N/A	Implemented FY200x The income mix for each development will be documented

#	MTW Activity Name	MTW Initiative Description
3.9	Income Targeting (cont'd)	HANH will aggressively market its properties to new populations in an attempt to further stratify the income mix of these developments while still satisfying the requirement to admit at least 75% very low income residents. HANH's admission preferences have been programmed to draw families in accordance with this requirement. Additionally, HANH seeks to increase the self sufficiency of the existing public housing residents through the FSS initiatives and resident support services discussed below.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.10	Promote Expanded Housing Opportunities for HCV Program	<p>Under HANH's MTW Agreement with HUD, 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. During FY 2008, HANH began to implement MTW Rent Standards that allow HANH to approve exception rents in the following cases:</p> <p>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.</p>	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that increase housing choice for low-income families.	HANH's ability to approve exception rents will have the impact of expanding housing choice for low income families that otherwise have difficulty accessing housing under the HCV program. Approval of exception rents shall slightly increase the annual expenditures under the HCV program.	Baseline data on rental subsidy and requests for targeted units will be tracked. Metric for measurement will be the lease up rate for families in need of housing that is accessible, large unit size and in areas of low poverty	Lease up rates and number of vouchers that were not utilized will be tracked. For families who have difficulty finding an appropriate unit, the reasons will be documented. Comparison will be made between the baseline and the families who were able to lease up due to the exception rents. This data is tracked through the agency's data management system, ELITE.	The Amended and Restated MTW Agreement, Attachment C-Section D.2.a authorizes HANH to adopt and implement any reasonable policy to establish payment standards, rents or subsidy levels for tenant-based assistance that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations.	N/A	<p>Implemented FY 2008</p> <p>During FY2009 a Real Estate Consultant has been engaged to assist in indentifying units that can be utilized by hard to house families.</p>

#	MTW Activity Name	MTW Initiative Description
3.10	Promote Expanded Housing Opportunities	In addition, HANH approved budget-based rent increases for landlords who make major capital improvements in their property, including accessibility modifications. These initiatives will continue in FY 10. 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.

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.11	Project Based 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. The Administrative Plan describes HANH's site and neighborhood standards for its project-based voucher program. In addition to the PBV Goals set forth in the Administrative Plan and included below, HANH has determined that the use of PBV's shall serve the MTW Program Goal Number 3, "to increase housing choice for low income families." In addition to existing PBV initiatives, i.e. Fellowship Place, ALSO Cornerstone, Park Ridge, Casa Otonal, Frank Nasti, CUHO and Mutual Housing, HANH intends to award an additional 19 units during FY10.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance to increase housing choices for low-income families.	HANH currently serves 275 families through the PBV program. During FY 10, HANH anticipates an additional 230 project based units thereby increasing housing choice for low income families.	This initiative is measured by lease up and occupancy rates at each development.	Occupancy data is captured in the agency's data management system, ELITE, and is tracked annually.	Section B.1.vi and D.7 authorizes HANH to provide Housing Choice Voucher assistance or project-based rental assistance (under Section 8 (o) , alone or in conjunction with other private or public sources of assistance.	N/A	N/A

#	MTW Activity Name	A. MTW Initiative Description	B. MTW Statutory Objective	C. Anticipated Impacts	D. Baseline & Benchmarks	E. Data Collection on metrics & protocols	F. Authorization Cited	G. Hardship Policy, if rent reform	H. Implementation Plan
3.12	Section 8 Homeownership Program (SEHOP)	22 families have become first-time homeowners through HANH's SEHOP program. 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. Section 8 vouchers for SEHOP homeownership.	Section 204(a) of the 1996 Appropriations Act provides that public housing agencies that administer Section 8 and public housing shall have the flexibility to design and test various approaches for providing and administering housing assistance that give incentives to families with children whose heads of households are either working, seeking work or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient.	Residents will improve their credit and ability to build income. 22 HANH assisted residents have purchased homes.	Promote the purchase of 10 additional homes. 3 residents will be ready to purchase during 2010.	Number of individuals enrolled in program Number of individuals with improved credit and income Number of homes purchased	The Amended and Restated MTW Agreement, Attachment C-Section B. 1. b.iii authorizes HANH provide case management activities, such as housing counseling in connection with rental or homeownership assistance, energy auditing, activities related to the provision of self-sufficiency and other services, employment counseling, education, training and other services related to assisting tenants, owners, contractors, and other persons or entities participating or seeking to participate in other housing or training and educational activities assisted pursuant to this section. Section B.1.vi	N/A	Implemented FY 2003 Successful metric of 22 families have purchased homes and all but one have been able to retain ownership during the period of high foreclosure rates. The implementation plan will remain the same and it is expected that 3 additional residents will purchase homes during FY2010

							authorizes HANH to provide Housing Choice Voucher assistance or project- based rental assistance (under Section 8 (o) , alone or in conjunction with other private or public sources of assistance.		
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VI. Sources and Uses of Funding

ACCT #	DESCRIPTION	Annual Plan 2010	Annual Plan 2010
		LIPH	Section 8
REVENUE ACCOUNTS			
311000	DWELLING RENTAL	\$ 4,187,619.30	\$ -
311002	TENANT STIPENDS	\$ (115,800.00)	\$ (5,000.00)
311003	TENANT DEFAULTS	\$ -	\$ -
311004	TENANT REFUNDS	\$ (160,956.00)	\$ -
311100	FSS RENT CONTRA	\$ (28,548.00)	\$ -
319000	NONDWELLING RENTAL	\$ 18,000.00	\$ -
311005	VACANCY LOSS		\$ -
361000	INTEREST ON INVESTMENTS	\$ 600,000.00	\$ -
369000	OTHER INCOME	\$ 300,000.00	\$ -
369500	OPERATING FUND TRANSFERS IN/(OUT)	\$ 700,000.00	\$ (8,354,921.88)
369900	EARNED FEES	\$ 3,745,594.86	
802000	C/Y CONTRIBUTION EARNED - ADDITIONAL		\$ 47,000,000.00
802000	C/Y CONTRIBUTION EARNED - OP SUBSIDY	\$ 14,030,997.44	\$ -
TOTAL OF REVENUE ACCOUNTS:		\$ 23,276,907.60	\$ 38,640,078.12
EXPENSE ACCOUNTS			
ADMINISTRATIVE			
411000	ADMINISTRATIVE SALARIES	\$ 3,503,345.10	\$ 1,392,275.09
412001	ADMINISTRATIVE SALARIES (OT)	\$ 118,547.28	\$ 5,000.00
	TOTAL ADMINISTRATIVE WAGES	\$ 3,621,892.38	\$ 1,397,275.09
LEGAL			
413000	LEGAL- GENERAL	\$ 223,293.48	\$ -
413001	LEGAL - LABOR	\$ 220,000.00	\$ 40,000.00
413002	LEGAL- EVICTION	\$ 100,000.00	\$ -
413003	LEGAL- SETTLEMENT	\$ 80,000.00	\$ -
413004	LEGAL - LITIGATION	\$ 100,000.00	\$ -
	TOTAL LEGAL	\$ 723,293.48	\$ 40,000.00
TRAVEL AND OTHER			
414000	TRAINING	\$ 150,000.00	\$ 60,000.00
415000	TRAVEL	\$ 75,000.00	\$ 10,000.00
417000	ACCOUNTING FEES	\$ 32,000.00	\$ 6,000.00
417100	AUDITING	\$ 50,000.00	\$ 25,000.00
	TOTAL TRAVEL AND OTHER	\$ 307,000.00	\$ 101,000.00
SUNDRY			
419001	OFFICE SUPPLIES	\$ 70,000.00	\$ 28,000.00
419002	PRINTING	\$ 20,000.00	\$ 13,000.00
419003	PUBLICATIONS	\$ 5,000.00	\$ -
419004	MEMBERSHIPS	\$ 60,000.00	\$ 20,000.00
419005	TELEPHONE/COMMUNICATIONS	\$ 200,000.00	\$ 30,000.00
419006	POSTAGE	\$ 60,000.00	\$ 150,000.00
419007	BANK CHARGES	\$ 20,000.00	\$ 45,000.00
419008	OFFICE CLEANING	\$ -	\$ -
419009	CONSULTANTS	\$ 140,000.00	\$ 306,000.00
419010	COMPUTER MAINTENANCE	\$ 100,000.00	\$ 5,000.00
419011	OFFICE MACHINE RENTAL/MAINTENANCE	\$ 20,000.00	\$ 5,000.00
419012	MAINTENANCE ANSWERING SERVICE	\$ 10,000.00	\$ -
419013	PAYROLL	\$ 30,000.00	\$ 4,656.29
419016	MISCELLANEOUS	\$ 55,000.00	\$ 7,000.00
419017	TEMPORARY HELP	\$ 10,000.00	\$ -

SUNDRY (cont'd)				
419018	COMPUTER EQUIPMENT		\$	-
419020	TENANT SEARCHES	\$ 15,000.00	\$	20,000.00
419022	ADVERTISING	\$ 80,000.00	\$	15,000.00
419024	BEAUTIFICATION AWARDS	\$ 10,000.00	\$	-
419026	EMPLOYEE EDUCATIONAL ASSISTANCE	\$ 50,000.00	\$	5,150.00
419027	SAFETY COMMITTEE	\$ -	\$	-
419028	EXECUTIVE DISCRETIONARY	\$ 30,000.00	\$	-
419029	RELOCATION	\$ 50,000.00	\$	5,000.00
419030	MTW EXPENSES	\$ 2,000.00	\$	-
419031	MANAGEMENT FEE	\$ 1,420,425.19	\$	432,000.00
419032	ASSET MANAGEMENT FEE	\$ 249,240.00	\$	-
419033	ACCOUNTING FEE	\$ 181,207.50	\$	270,000.00
419034	CONSTRUCTION SUPERVISORY FEE		\$	-
	TOTAL SUNDRY	\$ 2,887,872.69	\$	1,360,806.29
TENANT SERVICES				
421000	TENANT SERVICES SALARIES	\$ 534,540.96	\$	117,049.78
422000	TENANT SERVICES	\$ 140,000.00		
423000	TENANT SERVICE CONTRACT COSTS, TRAINING	\$ 700,000.00		
	TOTAL TENANT SERVICES	\$ 1,374,540.96	\$	117,049.78
UTILITIES				
431000	WATER	\$ 296,864.08	\$	-
431001	SEWER	\$ 351,921.58	\$	-
432000	ELECTRIC	\$ 2,547,870.08	\$	-
433000	GAS	\$ 1,410,127.76	\$	-
434000	FUEL	\$ 20,000.00	\$	-
439000	OTHER	\$ -	\$	-
	TOTAL UTILITIES	\$ 4,626,783.50	\$	-
441000	MAINTENANCE LABOR	\$ 2,527,535.35	\$	-
MATERIALS				
442001	ELECTRICAL	\$ 108,054.21	\$	-
442002	HVAC	\$ 84,198.38	\$	-
442003	FIRE PREVENTION	\$ 13,609.00	\$	-
442004	PLUMBING	\$ 183,340.00	\$	-
442005	JANITORIAL/CLEANING [?]	\$ 53,237.27	\$	-
442006	VEHICLE	\$ 57,898.02	\$	-
442007	MISCELLANEOUS	\$ 13,603.50	\$	-
442008	GROUNDS	\$ 24,548.94	\$	-
442009	BUILDING MATERIALS	\$ 34,191.04	\$	-
442010	TOOLS & EQUIPMENT	\$ 12,074.69	\$	-
442011	APPLIANCES	\$ 131,259.08	\$	-
442014	PEST CONTROL	\$ 18,042.77	\$	-
442015	ELEVATOR	\$ -	\$	-
442017	WINDOWS	\$ 18,704.66	\$	-
442019	DOORS & HARDWARE	\$ 62,648.43	\$	-
442020	PAINTING	\$ 29,734.91	\$	-
442021	COMPACTOR	\$ 1,803.53	\$	-
442023	SNOW REMOVAL	\$ 28,231.62	\$	-
442026	VACANCY MATERIALS	\$ 122,990.82	\$	-
443027	GRAFFITI REMOVAL	\$ 1,937.43	\$	-
	MATERIALS TOTALS	\$ 1,000,108.28	\$	-

CONTRACTS				
443001	ELECTRICAL	\$	25,000.00	\$ -
443002	HVAC	\$	250,000.00	\$ -
443003	FIRE PREVENTION	\$	50,000.00	\$ -
443004	PLUMBING	\$	250,000.00	\$ -
443005	JANITORIAL/CLEANING	\$	25,000.00	\$ -
443006	VEHICLE	\$	150,000.00	\$ -
443007	MISCELLANEOUS	\$	60,000.00	\$ -
443008	GROUNDS	\$	50,000.00	\$ -
443009	BUILDING	\$	20,000.00	\$ -
443010	TOOLS & EQUIPMENT	\$	60,000.00	\$ -
443011	APPLIANCES	\$	100,000.00	\$ -
443013	TRASH REMOVAL	\$	280,000.00	\$ -
443014	PEST CONTROL	\$	191,000.00	\$ -
443015	ELEVATOR	\$	171,000.00	\$ -
443017	WINDOWS	\$	129,000.00	\$ -
443019	DOORS & HARDWARE	\$	40,000.00	\$ -
443020	PAINTING	\$	-	\$ -
443021	COMPACTOR	\$	40,000.00	\$ -
443023	SNOW REMOVAL	\$	380,000.00	\$ -
443026	VACANCY CONTRACT	\$	80,000.00	\$ -
443027	GRAFFITI REMOVAL	\$	25,000.00	\$ -
	CONTRACTS TOTAL	\$	2,376,000.00	\$ -
PROTECTIVE SERVICES				
446000	PROTECTIVE SERVICES LABOR	\$	-	\$ -
447000	PROTECTIVE SERVICES MATERIALS	\$	-	\$ -
448000	PROTECTIVE SERVICES CONTRACT COST	\$	645,000.00	\$ -
	PROTECTIVE SERVICES TOTAL	\$	645,000.00	\$ -
GENERAL EXPENSE				
451000	PROPERTY INSURANCE	\$	475,000.00	\$ -
451001	GENERAL LIABILITY INSURANCE			
451002	AUTO INSURANCE			\$ -
451003	WORKERS COMPENSATION INSURANCE	\$	550,000.00	\$ 60,000.00
452000	PILOT	\$	-	\$ -
453000	TERMINAL LEAVE PAYMENTS	\$	-	
454000	EMPLOYEE BENEFIT CONTRIBUTIONS	\$	1,800,000.00	\$ 446,593.48
457000	COLLECTION LOSSES	\$	209,380.97	0
459000	OTHER GEN EXPENSE, INC PRIOR PERIOD INSURANCE ADJ	\$	-	\$ -
	GENERAL EXPENSE TOTAL	\$	3,034,380.97	506593.4841
TOTAL OPERATING EXPENSES:			\$ 23,124,407.60	\$ 3,522,724.64
EXTRAORDINARY EXPENSE				
461000	LABOR	\$	-	\$ -
461001	ELECTRICAL	\$	-	\$ -
461002	HVAC	\$	-	\$ -
461003	FIRE PREVENTION	\$	-	\$ -
461004	PLUMBING	\$	-	\$ -
461005	JANITORIAL/CLEANING	\$	-	\$ -
461006	VEHICLE	\$	-	\$ -
461007	MISCELLANEOUS	\$	-	\$ -
461008	GROUNDS	\$	-	\$ -
461010	TOOLS & EQUIPMENT	\$	-	\$ -
461011	APPLIANCES	\$	-	\$ -
461013	REFUSE REMOVAL	\$	-	\$ -

EXTRAORDINARY EXPENSE (cont'd)				
461014	PEST CONTROL	\$	-	\$ -
461015	ELEVATOR	\$	-	\$ -
461017	WINDOWS	\$	-	\$ -
461019	DOORS & HARDWARE	\$	-	\$ -
461020	PAINTING	\$	-	\$ -
461021	COMPACTORS	\$	-	\$ -
461023	SNOW REMOVAL	\$	-	\$ -
461024	ROOFING	\$	50,000.00	\$ -
461025	BUILDING REPAIR	\$	2,500.00	\$ -
461030	VACANCY CONTRACTS	\$	-	\$ -
	EXTRAORDINARY EXPENSE TOTAL	\$	52,500.00	\$ -
CASUALTY				
462010	NONCAP CASUALTY - LABOR / HAP OCCUPIED UNITS	\$	-	\$ 34,841,208.48
462020	NONCAP CASUALTY - MATERIALS / HAP DAMAGES & FRAUD	\$	-	\$ 2,000.00
462030	NONCAP CASUALTY - CONTRACTS / HAP MISCELLANEOUS	\$	-	\$ 212,000.00
462040	PROCEEDS - INSURANCES / FSS EXPENSE	\$	-	\$ 62,145.00
	TOTAL CASUALTY	\$	-	\$ 35,117,353.48
CAPITAL ACCOUNTS				
612000	DISPOSITION OF NONEXPENDABLE EQUIP	\$	-	\$ -
752000	REPLACEMENT OF NONEXPENDABLE EQUIPMENT	\$	-	\$ -
754010	BETTERMENTS & ADDITIONS	\$	100,000.00	\$ -
756000	CASUALTY LOSSES CAPITALIZED	\$	-	\$ -
	GAIN/LOSS ON SALE OF FIXED ASSETS			\$ -
	CAPITAL ACCOUNTS TOTAL	\$	100,000.00	\$ -
TOTAL OF ALL EXPENSE ACCOUNTS:		\$	23,276,907.60	\$ 38,640,078.12
NET PROFIT/LOSS BEFORE DEPRECIATION:		\$	-	\$ -
480000	DEPRECIATION EXPENSE	\$	-	\$ -
NET PROFIT (OR LOSS):		\$	-	\$ -

Sources and Uses of Funds

The funding flexibility available to HANH as an MTW agency provided fungibility of HUD Funding, permitting HANH to direct its financial resources according and as approved in HANH's MTW agreement HANH's FY10 Annual Budget of \$23.2 million (LIPH) and \$38.6 million (HCV) is presented below. This budget takes advantage of the funding flexibility afforded under the MTW program in two major areas. HANH will transfer \$8.4 million of HCV surplus dollars created by leasing fewer HCVs to fund HANH's supportive services and capital improvement programs.

Approximately \$2 million is used to fund supportive services staff and programming as outlined in the Resident Opportunities, Supportive Services, FSS, SEHOP and Section 3 Business Opportunities Initiatives outlined in the previous sections.

An additional goal of HANH's MTW plan is redevelopment and major capital improvements to transform HANH's public housing stock into housing if choice. Thus a large proportion of HANH's funding is committed to development and capital improvements of its public housing. The capital budget is presented below and illustrates a \$118 million commitment over the period of time FY08 through FY10.

Reserves

HANH's goal is to maintain adequate reserves for public housing program. Currently, HANH has segregated \$ 8 million for reserve. This reserve will be analyzed to insure adequate reserves are held.

Capital Funds

In addition to the LIPH and HCV subsidy received, HANH receives annually approximately \$3 million in capital fund dollars. These funds are used for capital improvement and modernization efforts. Additionally, as HANH pursues its version of the CFFP, HANH will use HCV surplus, CAP and RHF funds to secure the anticipated bonds.

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. HANH's RHF plan is included in this document.

During FYs 2002-2006, HANH received 11 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 were obligated by March 2008, and expended by November 2010, according to the RHF deadlines:

During FY 2007, HANH received 2 RHF grant increments totaling approximately \$1.1 million During FY's 2008-2009, HANH received 4 RHF grant increments totaling approximately \$2.1 million HANH has elected to pool for use for the development of replacement housing for the development of Rockview and Brookside. The RHF funds will be obligated and expended according to the RHF implementation schedule.

Additional Funding

HANH's major redevelopment efforts call for additional funding sources. The major redevelopments of West Rock, Quinnipiac Terrace III, William T. Rowe and 122 Wilmot will all call for some combination of the following funding sources: competitive ARRA funds awarded, other Federal grant programs (e.g. HOPE VI) LIHTC, CFFP bond proceeds, City contribution, State of CT Department of Economic and Community Development grants, Federal Home Loan Bank and other traditional loan financing. During FY 10 HANH will pursue these funding opportunities.

Three Year Capital Plan

HANH has developed a rolling Three Year Capital Plan to guide the expenditure of capital funds.

**HANH MULTI-YEAR CAPITAL PLAN
STATUS AT APRIL 15, 2008
IN MILLIONS OF DOLLARS**

	Commitments During					Grand Total
	2008			2009	2010	
	Committed	Not Committed to Date	Total	Total	Total	
Sources						
Cash on Hand	18.958	14.529	33.487			33.487
Capital Fund Program (CFP)	10.316		10.316	3.900	3.900	18.116
Replacement Housing Fund (RHF)	1.173		1.173	0.500	0.500	2.173
State Bond Money - Environmental	4.000		4.000			4.000
Public Housing Development Program		3.558	3.558			3.558
Surplus from HCV Program		4.000	4.000	8.000	8.000	20.000
DECD						
HTF (DECD Housing Trust Fund)						
Flex Funds						
Deferred Developer						
West Rock						
FHLB Brookside						
LIHTC Brookside						
State HTF Brookside						
HOPE VI Demo Brookside						
City Brookside						
LIHTC Rockview						
HOPE Demo - Rockview						
State Housing Trust Fund Rockview						
City Funds- Rockview						
Tax Exempt Bonds - Rockview						
Debt Financing Rockview						
Eastview						
Debt Financing Eastview						
Developer Fees-Eastview						
FHLB Eastview						
State Housing Trust Fund Eastview						
LIHTC Eastview						
DECD Grant - Housing Trust Fund				2.500		2.500
DECD Grant - Flex Funds				2.000		2.000
Bank of America Loan						
Replacement Housing Fund (RHF)	3.761		3.761			3.761
Affordable Housing Grant						
MTW Funds	26.310		26.310			26.310
QT						
HOPE VI Quinipiac Terrace						
City Funds - QT						
Tax Credit HOPE VI - QT						
Other (FHLB, etc.)						
Demolition						
Interest on Earnings		1.500	1.500	0.500		2.000
Total Sources	64.518	23.587	88.105	17.400	12.400	117.905

Line #	Uses	Under Contract	Not Under Contract	Total	Total	Total	Grand Total
1	Vacancies						
2	Turnover of Existing Vacant Units B&C Grp 1	0.113		0.113			0.113
3	Turnover of Existing Vacant Units B&C Grp 2	0.187		0.187			0.187
4	Turnover of Existing Vacant Units 5 Waverly fire	0.800		0.800			0.800
5	Proposed Vacancy Turnover		1.200	1.200			1.200
6	CM Farnam & Westville Vacancies	0.100		0.100			0.100
7	Supportive Services for Mental Health	0.591		0.591	0.657	0.155	1.403
8	Section 3 Enforcement & Training Opportunities	0.124		0.124	0.212	0.124	0.460
9	Jobskills	0.125		0.125			0.125
10	Mobility		0.106	0.106	0.144		0.250
11	Sikyur Baseline	0.150		0.150			0.150
12	Cameras:plus Essex, Fulton, Newhall & Scott Ridge		1.158	1.158	0.103		1.261
13	Agency Wide Paving	0.640		0.640			0.640
14	Water Savings Project--Farnam, Crawford, Ruoppolo, & McConaughy		0.400	0.400			0.400
15	Farnam						
16	Farnam Windows		0.121	0.121	0.679		0.800
17	Scattered Site--CCA						
18	Cisneros 21 Units	2.400		2.400			2.400
19	Scattered Site Rehab New Acquisitions		0.400	0.400			0.400
20	Fulton Street Turnkey	1.200		1.200			1.200
21	Scattered Sites Capital Repairs	0.900		0.900			0.900
22	Celentano						
23	Celentano Roof		0.200	0.200			0.200
24	Celentano Elevator B		0.185	0.185			0.185
25	Fairmont						
26	Fairmont Roof		0.400	0.400			0.400
27	Fairmont Fence		0.500	0.500			0.500
28	Fairmont Windows		0.600	0.600			0.600
29	Val Macri						
30	Val Macri Roof		0.150	0.150			0.150
31	Eastview						
32	Eastview Mixed Finance Redevelopment	30.071		30.071			30.071
33	Eastview Phase 2				3.600		3.600
34	Rockview						
35	Rockview Mixed Finance Redevelopment				10.000	8.000	18.000
36	295 Wilmot Roof		0.055	0.055			0.055
37	122 Wilmot	0.750		0.750			0.750
38	Brookside						
39	Brookside Mixed Finance Redevelopment				10.000	10.000	20.000
40	Brookside UST Removal & Demo 13 Bldgs		1.500	1.500			1.500
41	Westville						
42	Westville Manor Erosion Control		1.500	1.500			1.500
43	Westville 2nd Egress (included in B&C Grp 2)						
44	Westville Manor Doors	0.475		0.475			0.475
45	Sewer line cleanout-Ribicoff Ext., Waverly, McConaughy		0.181	0.181			0.181
46	Rowe						
47	Rowe Redevelopment				3.000		3.000
48	Shartenburg	3.100		3.100			3.100
49	Valley						
50	Valley Boilers		0.135	0.135			0.135
51	Valley Doors	0.260		0.260			0.260
52	Valley Radiation	0.204		0.204			0.204

		Under Contract	Not Under Contract	Total	Total	Total	Grand Total
53	Waverly						
54	Waverly Boilers		0.135	0.135			0.135
55	Waverly Doors	0.211		0.211			0.211
56	Waverly Radiation	0.241		0.241			0.241
57	McQueeney						
58	McQueeney Ventilation	0.125		0.125			0.125
59	McQueeney Façade		0.350	0.350			0.350
60	McQueeney Faucets, Toilets	0.390		0.390			0.390
61	McQueeney Kitchens, Baths, ADA	3.500		3.500			3.500
62	McConaughy						
63	McConaughy Hazmat/Demo	1.615		1.615			1.615
64	McConaughy Pitched Roofs, Doors, etc.	5.940		5.940			5.940
65	McConaughy Site Work	1.438		1.438			1.438
66	McConaughy Storm Drain Cleaning	0.050		0.050			0.050
67	McConaughy Sewers		1.500	1.500			1.500
68	McConaughy Furnaces		0.600	0.600			0.600
69	McConaughy Windows				3.065		3.065
70	McConaughy Painting		0.291	0.291			0.291
71	Ribicoff Fence & Access Gate	0.140		0.140			0.140
72	Wolfe						
73	Wolfe Rehabilitation		1.150	1.150	1.150		2.300
74	Prescott Bush						
	Prescott Bush Hazmat, Selective Demo, Sitework, Concrete		0.944	0.944			0.944
75							
76	Prescott Bush Electrical		0.699	0.699			0.699
77	Prescott Bush General Trades, Elevator, Roofing	3.000		3.000			3.000
78	Prescott Bush Flooring & Painting		0.623	0.623			0.623
79	Prescott Bush Mechanical		1.700	1.700			1.700
80	Crawford Manor						
81	Crawford Manor & Façade				1.775		1.775
82	Crawford Vacancies (completed)	0.126		0.126			0.126
83	Essex						
84	Essex Fence & Access Gate	0.050		0.050			0.050
85	Essex Entrance Doors	0.075		0.075			0.075
86	Essex Kitchens, Heating, Screen Doors, Vacancy		0.551	0.551			0.551
87	Essex Windows, Bilco Doors, Sliders	0.376		0.376			0.376
88	Essex Site				0.150		0.150
89	Ruoppolo						
90	Ruoppolo Renovations				0.985		0.985
91	Newall						
92	Newhall Fire Remediation		0.100	0.100			0.100
93	Quinnipiac						
94	QT Phase 2		0.500	0.500			0.500
95	Q Ridge Playground		0.085	0.085			0.085
96	Computer Upgrades		0.103	0.103	0.175	0.072	0.350
	CM fees--7 major projects--Bush, Crawford, Wolfe,	3.000			0.700		3.700
97	Ruoppolo, Essex, McQueeney, & McConaughy (balance IQC CM QRidge Play Area, Valley & Waverly Boilers, Vacancies, & Water Saving		0.215	0.215			0.215
98							
99	Motley						
100	Motley Mechanical	0.050		0.050			0.050
101	Motley Drainage Remediation				0.100		0.100
102	Reserves						
	Subtotal	62.517	18.337	80.854	36.495	18.351	135.700
	Contingency ~ 5%	3.126	0.917	4.043	1.825	0.918	6.785
	Total Development Costs	65.643	19.254	84.897	38.320	19.269	142.485
	Net Sources Over (Uses) By Year			3.208	(20.920)	(6.869)	(24.581)

		Under Contract	Not Under Contract	Total	Total	Total	Grand Total
	Proposed Deferred Projects						
12	Cameras: Essex, Fulton, Scott Ridge				0.075		0.075
14	Water Savings		0.400	0.400			0.400
16	Farnam Windows		0.121	0.121	0.679		0.800
23	Celetano Roof - repair in lieu of replace		0.100	0.100			0.100
27	Fairmont Fence		0.500	0.500			0.500
28	Fairmount Windows		0.600	0.600			0.600
30	Val Macri Roof		0.150	0.150			0.150
42	Westville Manor Erosion Control		1.500	1.500			1.500
54	Valley Boilers		0.135	0.135			0.135
54	Waverly Boilers		0.135	0.135			0.135
73	Wolfe Rehabilitation		1.150	1.150	1.150		2.300
81	Crawford Manor Façade				1.775		1.775
90	Ruoppolo Renovations						
97	CM Fees - 7 major projects reduce by 10%				0.300		0.300
101	Motley Drainage Remediation				0.100		0.100
33	Eastview Phase II				3.600		3.600
35	Rockview Mixed Finance Redevelopment				5.000	5.000	10.000
69	McConaughy Windows				2.000		2.000
	Contingency @5% of Proposed Deferred		0.240	0.240			0.240
	Reductions		5.031	5.031	14.679	5.000	24.710
	Revised Deveolpment Budget	65.643	14.223	79.866	23.641	14.269	117.775
	Net Sources Over (Uses) By Year			8.239	(6.241)	(1.869)	0.130

VII. Administrative

Attachment A

Board Resolution Approving This FY 2010 MTW Annual Plan

To: Board of Commissioners

From: Karen DuBois -Walton, Ph.D., Executive Director

Date: June 16, 2009

RE: Approval of MTW Annual Plan for FY 2010

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **06-XX/09-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.

HUD and the MTW agencies worked to develop the Restated and Amended MTW Agreement which continues the demonstration project through the end of the agency's fiscal year 2018. The HANH Board of Commissioners approved Resolution #_____ on June 16, 2009 authorizing the execution of the Amended and Restated MTW Agreement. The Amended and Restated MTW Agreement was executed on _____.

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. The MTW Annual Plan for FY2010 was made available for public review on April 22, 2009. A public hearing was held on May 27, 2009. At this time HANH submits for Board approval the MTW Annual Plan for Fiscal Year 2010. 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 2010 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: Karen DuBois -Walton, Ph.D., Executive Director

Housing Authority of the City of New Haven

Resolution Number: 06-XX/09-R

APPROVING HANH'S MTW ANNUAL PLAN FOR FY 2010

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 Restated and Amended 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 2010 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 16, 2009.

 Karen DuBois-Walton
 Secretary/Executive Director

 June 16, 2009
 Date

REVIEWED:
 BERCHEM, MOSES & DEVLIN, P.C.
 GENERAL COUNSEL

By: _____
 Rolan Joni Young, Esq.
 A Partner

Annual Moving to Work Plan
 PHA Certifications of Compliance

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

**PHA Certifications of Compliance with Regulations:
 Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning October 1, 2008, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 30 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
2. The PHA 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. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
4. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. The PHA 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.
6. The PHA 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.
7. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by CFR Part 24, Subpart F.
8. The PHA has submitted 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.
9. The PHA 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.
10. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

11. The PHA 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.
12. With respect to public housing, the PHA 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.
13. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
14. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
15. The PHA 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).
16. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
17. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority New Haven CT004
 PHA Name PHA Number/HA Code

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 many result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Robert Solomon	Chairman

Signature	Date
X	June 16, 2009
