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|------|--|
| 9.0  | <p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>  |
| 9.1  | <p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>  |
| 10.0 | <p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>  |
| 11.0 | <p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> |

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

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

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

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

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

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

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

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ATTACHMENT 1

### **5.1 Mission**

The Housing Authority of the City of New Britain is a public agency committed to improving both the social as well as the material well being of its residents. Our mission is to provide decent, safe and sanitary housing to all eligible residents of the City of New Britain. We believe our residents should be a part of the surrounding community. This includes participating in employment, homeownership, education and social activities. Furthermore, we will strive to be our community's affordable housing of choice.

### **5.2 Goals and Objectives for 2012 through 2016**

Goal One: Maintain at least a Standard performer designation

Objective: To reach high performer designation in 5 years

Goal Two: Provide a safe and secure environment in our public housing developments.

Objective: Apply for funding for security cameras for NBHA properties through capital funding, operating reserves or other funding that may become available.

Goal Three: Continue to apply for housing choice vouchers to offer our participants a range and quality of housing choices.

Objectives: The authority shall strive to maintain a utilization rate of 95% or greater in the Housing Choice Voucher program.

Goal Four: The authority will strive to offer our residents and other low-income families' education and job opportunities.

Objective: Continue to work with local agencies, schools, colleges and technical schools to improve job potential of our residents.

Goal Five: To work with IMC Consultants to develop a long term strategic plan to revitalize the aging and deteriorating physical stock.

Objective: To continue to apply for HOPE VI, Choice neighborhood and/or similar grants that will assist in the redevelopment of the NBHA properties with a focus on the redevelopment of Oval Grove and the Mt. Pleasant developments. Develop and implement a plan for the Corbin West property to facilitate redevelopment efforts. This plan includes project basing some of our Section 8 vouchers.

Goal Six: To improve and provide more training for all staff members

Objective: Provide more training; public housing, Section 8, budgets, tax credits, contracts, inspections, in house and with contract providers.

Goal seven: To promote self-sufficiency and asset development in assisted families

Objective: Continue to provide the Service Coordinator to assist in increasing services to elderly and families by attracting supportive services. Revamp computer centers so residents can be trained on the use of computers for job hunting, receiving GED's, or furthering their education.

## **5.2 Progress on Meeting Goals and Objectives from previous 5-Year plan**

Goal One: Performer Designation:

The NBHA is a High Performer of its Section 8 Housing Choice Voucher program.

The NBHA is maintaining its designation as Standard performer our physical inventory keeps us from achieving high performer.

Goal Two: Safe and Secure Environment for residents:

The NBHA did not receive the security camera award applied for last year. We have this as part of our 2012 Capital Fund Grant. Residents at all developments expressed interest in having security cameras at their development.

Goal three: Continue to apply for vouchers:

The NBHA received funding for the Family Unification Program (FUP) and a Section 8 FSS Coordinator. We also maintained our utilization rate of 95% and greater for the Housing Choice Voucher Program.

Goal Four: Education and job opportunities for residents:

We have updated our Section 3 plan and hired residents and low-income persons to work at the NBHA.

We have encouraged contractors working on our property to offer positions to Section 3 persons.

Notices were sent to NBHA residents, Section 8 participants and local agencies (for Section 3 low income persons) explaining the Section 3 program and requested that those interested in work apply to the authority.

The NBHA has hired a number of residents to fill clerical and maintenance positions. We also applied and received funding for a Public Housing Family Self-Sufficiency Coordinator (FSS) to help our residents work on educational and job opportunity goals.

The NBHA applied for, but did not receive a capital award to build a new larger, state of the art community center. This was a collaboration with HRA and Capital Work Force Partners to provide a computer learning center, job training center, GED classes and more for low income residents in public housing and the community. We will continue to pursue this funding.

Goal Five: Revitalization of our developments

The NBHA applied for and did not receive funding for a HOPE VI application for our MT Pleasant Family development. A tax credit application has also been submitted to CHFA. No word on this application to date. We will continue to pursue funding.

## **6.0 PHA Plan Update**

**a) updated:**

HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN  
16 ARMISTICE STREET \* NEW BRITAIN, CT 06053

NOTICE OF PUBLIC HEARING  
TO RECEIVE PUBLIC COMMENTS ON THE AGENCY'S ANNUAL AND  
FIVE-YEAR PLAN FOR 2011-2015



To meet the current guidelines and to be in compliance with the Quality Housing Work Responsibility Act of 1998, the Housing Authority of the City of New Britain revised its "Agency Annual and Five year Plan". The following policies have been revised and will be included in this current year:

- Admissions and Continued Occupancy Policy;
  - Chapter 3; Eligibility
  - Chapter 4; Applications, Waiting List and Tenant Selection
  - Chapter 8; Leasing and Inspection
  - Chapter 13; Lease Terminations
- Section 8 Housing Choice Voucher Program
  - Chapter 4
  
- Maintenance Service Charges
- Violence Against Women's Act (VAWA)
- Reasonable Accommodation Policy

The Revised plan will be available for public review at the Authority's Administrative Office, 16 Armistice Street, New Britain, CT , beginning April 29, 2011.

The Housing Authority's office hours are from 8:30 a.m. – 3:45 p.m. Monday through Friday. The Authority will hold a **PUBLIC HEARING** TO RECEIVE COMMENTS ON THE Agency's revised Plan on:

Date: Tuesday, June 14, 2011  
Time: 3:00 p.m.  
Location: Mount Pleasant – Jane Johnson Community Center  
18 Armistice Street, New Britain, CT

Also revised: Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plans, transfer policy, parking policy were reviewed and updated at the annual plan meetings held for the 2012 annual plan.

**b) Where 5 Year and Annual Plan may be viewed:**

Main Administrative Offices, 16 Armistice St., New Britain, CT  
NBHA offices at 12 Dobek St., New Britain, CT  
And Department of Municipal Development, City Hall, New Britain, CT

**Planned elements revised**

2. **Financial Resources:**

[24 CFR Part 903.7 9 (b)]

| <b>Financial Resources:</b>   |                   |                     |
|---|-------------------|---------------------|
| <b>Planned Sources and Uses</b>   |                   |                     |
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2011 grants)</b>   |                   |                     |
| a) Public Housing Operating Fund  | 3,243,549.00      |                     |
| b) Public Housing Capital Fund  | 1,374,653.00      |                     |
| c) HOPE VI Revitalization   |                   |                     |
| d) HOPE VI Demolition   |                   |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 6,045,027.00      |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) |                   |                     |
| g) Resident Opportunity and Self-Sufficiency Grants                                   |                   |                     |
| h) Community Development Block Grant  |                   |                     |
| i) HOME   |                   |                     |
| Other Federal Grants (list below)   |                   |                     |
| <b>Sec.8 FSS program-Coordinator</b>  | 69,000.00         |                     |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>             |                   |                     |
|   |                   |                     |

**Financial Resources:  
Planned Sources and Uses**

| <b>Sources</b>                                  | <b>Planned \$</b> | <b>Planned Uses</b>       |
|---|-------------------|---------------------------|
| <b>3. Public Housing Dwelling Rental Income</b> | 2,333,028.00      | Offset Operating Expenses |
|   |                   |                           |
|   |                   |                           |
| <b>4. Other income</b> (list below)             |                   |                           |
| Nextel Towers                                   | 23,012.00         | Offset Operating Expenses |
| Metro PCS                                       | 21,600.00         |                           |
| Clear Wireless                                  | 19,200.00         |                           |
| <b>Headstart Program Rentals</b>                | 5,568.00          | Offset Operating Expenses |
| <b>PH FSS Coordinator</b>                       | 69,000.00         |                           |
| <b>4. Non-federal sources</b> (list below)      |                   |                           |
|   |                   |                           |
|   |                   |                           |
|   |                   |                           |
| <b>Total resources</b>                          | 13,203,682.00     |                           |
|   |                   |                           |

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

### **Hope VI or Mixed Finance Modernization or Development.**

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

The NBHA is in the process of developing of a comprehensive long term strategic plan for the Authority's initiative to revitalize all of its aging and deteriorating physical housing stock.

While these planning and strategic approach efforts are in their initial stages, it is clear HOPE VI, Choice Neighborhoods, Mixed Finance, and other sources of development funding will be essential to any of the Authority's efforts to revitalize its existing stock.

The NBHA will be seeking funding from HUD and all other State and Federal sources under which the proposed development/redevelopment/revitalization initiatives might qualify under current statutory, or regulatory requirements. The NBHA will be redeveloping and pursuing one or more of the above identified funding sources for revitalization of its Mount Pleasant/ Bond Street Development, the Oval Grove Development, and the Corbin West housing site as well as other development/redevelopment initiatives that will emerge from the current planning process.

It is the intention of the NBHA to pursue HOPE VI and/or Choice Neighborhoods and other funding for the above identified initiative in response to the pending program specific Notification of Funding Availability (NOFA) for 2010 and for future NOFAs promulgated by HUD and others.

- b. **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act:

1. A description of any housing (including project number and unit numbers (or addresses), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition, or disposition; and
2. A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUDs website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

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

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

Because of the age, deteriorating physical condition, property configuration, and other factors present in the NBHA family housing inventory, it is clear that some level of demolition, possibly complete demolition, may be required to be undertaken in NBHA owned family or elderly public housing developments. These may include the Mount Pleasant, Bond Street and/or the Oval Grove developments. The NBHA recognizes the need and requirement for prior HUD approval of all demolition and will seek appropriate approvals.

On the basis of preliminary timetables developed for revitalization of its family housing developments and the strategic approach developed by the Authority, the NBHA anticipates demolition activities will begin during 2014, and will continue through completion of revitalization efforts. Actual timetables are dependent on funding availability and the success of the NBHA in securing highly competitive grant funding under State and Federal loan and grant programs.

c. **Conversion of Public Housing.** With respect to public housing owned by a PHA;

1. A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance, or that the public housing agency plans to voluntarily convert;

The NBHA is not currently required to convert any of its units to tenant-based assistance nor does it presently contemplate such conversions in the short or long term. As an element of its efforts to develop and refine a comprehensive plan and strategy for moving forward with revitalization of its severely deteriorated housing inventory, the NBHA, MAY however consider and evaluate available options and programs, including conversion to tenant based assistance, that may be utilized to accelerate revitalization.

2. An analysis of the projects or buildings required to be converted; and

N/A

3. A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUDs website at; <http://www.hud.gov/offices/pih/centers/sac/conversion.cfn>

N/A

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

The NBHA will propose the conversion and use of up to 20% of its Housing Choice Voucher Program units to Project Based Vouchers to support proposed redevelopment initiatives and

special needs housing being undertaken in New Britain. The NBHA published a Request for Proposals inviting interested parties and developers to identify specific developments proposed for project based assistance and will identify, based on RFP response, the specific number of units to be converted. Project Based Vouchers will be proposed for Jefferson Heights (70 unit senior building), for redevelopment of portions of the Oval Grove, Mount Pleasant and/or Corbin Heights properties based upon the requirements established by financing providers for approvals. The NBHA also believes, based on inquiries from local social service/special needs housing providers that needs will be identified in RFP responses which should be addressed.

The use of the PBV is consistent with the NBHA's plan and strategy to provide our residents with quality, safe and affordable housing integrated into economically, socially, and environmentally sustainable communities.

## **8.0 Capital Fund Improvements**

### **8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report**

#### **See Attached**

2008 (50108) Capital Fund Performance and Evaluation Report – Revision 5-CT005A02

2009 (50109) Capital Fund performance and Evaluation Report – Revision 4-CT005A03

2009 (50109 Stimulus) Capital Fund Performance and Evaluation report –Revision 5-Final Report March 2011

CT005A04

2010 (50110) Capital Fund performance and Evaluation Report – Revision 2-CT005A05

2011 (5011) Capital Fund Performance and Evaluation Report-Revision 1-CT005A06

### **8.2 Capital Fund Program Five year Action Plan**

2012 through 2016 Capital Fund 5 Year Action Plan (CT26), See Attached CT005A07

2012 Performance and Evaluation Report-CT005A07

### **8.3 Capital Fund program Financing program (CFFP)**

The NBHA does not propose to use any of its CFP/RHF funds to repay debt incurred to finance capital improvements.

**9.0 Statement of Housing Needs** [24 CFR Part 903.7 9 (a)]

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

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

| <b>Housing Needs of Families in the Jurisdiction by Family Type</b> |         |                |        |         |                |      |          |
|---|---------|----------------|--------|---------|----------------|------|----------|
| Family Type   | Overall | Afford-ability | Supply | Quality | Access-ability | Size | Location |
| Income <= 30% of AMI  | 4715    | 5              | 4      | 4       | N/A            | 4    | N/A      |
| Income >30% but <=50% of AMI  | 3411    | 4              | 3      | 3       | N/A            | 4    | N/A      |
| Income >50% but <80% of AMI   | 3823    | 3              | 2      | 2       | N/A            | 3    | N/A      |
| Elderly   | 2621    | 5              | 4      | 3       | N/A            | N/A  | N/A      |
| Families with Disabilities  | 3026    | 5              | 4      | 3       | 5              | N/A  | N/A      |
| Race/Ethnicity (White)  | 9140    | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |
| Race/Ethnicity (Black)  | 1727    | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |
| Race/Ethnicity (Asian Pacific)                                      | 459     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |
| Race/Ethnicity (Native American)                                    | 58      | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |
| Race/Ethnicity (Other)  | 4974    | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |
| Race/Ethnicity (Hispanic- any Race)                                 | 4559    | N/A            | N/A    | N/A     | N/A            | N/A  | N/A      |

|   |  |                     |                 |
|---|--|---------------------|-----------------|
| 9.1   | <b>B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists</b> |                     |                 |
| <b>Housing Needs of Families on the Waiting List- Section 8 Wait List</b> |  |                     |                 |
|   | # of families  | % of total families | Annual Turnover |
| Waiting list total  | 500  |                     | 8%              |
| Extremely low income <=30% AMI  |  |                     |                 |
| Very low income (>30% but <=50% AMI)                                      |  |                     |                 |
| Low income (>50% but <80% AMI)  | 0  | 0                   |                 |
| Families with children  |  |                     |                 |
| Elderly families  |  |                     |                 |
| Families with Disabilities  |  |                     |                 |
| Race/ethnicity – White  |  |                     |                 |
| Race/ethnicity –Black   |  |                     |                 |
| Race/ethnicity- Hispanic  |  |                     |                 |
|   |  |                     |                 |



|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

Is the waiting list closed (select one)?  No  Yes

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS) : 3 MONTHS AS OF AUGUST 20, 2011.**

Does the PHA expect to reopen the list in the PHA Plan year? X No Yes..... Waiting List was opened in FY 2011. 500 applications put on waiting list. We are still working to update the list with the new applicants so do not have all the information available.

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes –FUP vouchers for non-elderly disabled families and families per administrative plan

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list** Waiting list type:

Public Housing

|                                      | # of families | % of total families | Annual Turnover |
|--------------------------------------|---------------|---------------------|-----------------|
| Waiting list total                   | 361           |                     | 25%             |
| Extremely low income <=30% AMI       | 272           | 94.1                |                 |
| Very low income (>30% but <=50% AMI) | 15            | 5.2                 |                 |
| Low income (>50% but <80% AMI)       | 2             | .07                 |                 |
| Families with children               | 293           | 81.2                |                 |
| Elderly families                     | 68            | 1.9                 |                 |

|   |     |      |  |
|---|-----|------|--|
| Families with Disabilities                            | 38  | 5.5  |  |
| Race/ethnicity – White                                | 253 | 87.8 |  |
| Race/ethnicity -Black                                 | 31  | 10.7 |  |
| Race/ethnicity American Indian/ Alaska Native         | 1   | .3   |  |
| Race/Ethnicity Multi Racial                           | 3   | .01  |  |
| Race/Ethnicity Hispanic (any race)                    | 236 | 81.7 |  |
| Characteristics by Bedroom Size (Public Housing Only) |     |      |  |
| 0 BR  | 0   | 0    |  |
| 1 BR  | 80  | 27.7 |  |
| 2 BR  | 120 | 41.5 |  |
| 3 BR  | 84  | 29.1 |  |
| 4 BR  | 5   | 1.7  |  |
| 5 BR  | 0   | 0    |  |
| 5+ BR   | 0   | 0    |  |

Is the waiting list closed (select one)?  No  Yes

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  
 Yes

We are keeping the list open to assist families needing affordable housing

**Waiting list type: (select one)**

- Section 8 tenant-based assistance
- Public Housing (Elderly)
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

|                                      | # of families | % of total families | Annual Turnover |
|--------------------------------------|---------------|---------------------|-----------------|
| Waiting list total                   | 60            |                     | 20%             |
| Extremely low income <=30% AMI       | 57            | 95%                 |                 |
| Very low income (>30% but <=50% AMI) | 2             | 03                  |                 |
| Low income (>50% but <80% AMI)       | 0             | 0                   |                 |
| Families with children               | 1             | .01                 |                 |
| Elderly families                     | 25            | 41.7                |                 |

|   |    |      |  |
|---|----|------|--|
| Families with Disabilities                            | 25 | 41.7 |  |
| Race/ethnicity – White                                | 55 | 91.7 |  |
| Race/ethnicity -Black                                 | 5  | 8.3  |  |
| Race/ethnicity- Hispanic (any race)                   | 43 | 71.7 |  |
| Race/ethnicity – Asian                                | 0  | 0    |  |
| Characteristics by Bedroom Size (Public Housing Only) |    |      |  |
| OBR   | 0  | 0    |  |
| 1 BR  | 60 | 100  |  |
| 2 BR  |    |      |  |
| 3 BR  |    |      |  |
| 4 BR  |    |      |  |
| 5 BR  |    |      |  |
| 5+ BR   |    |      |  |

Is the waiting list closed (select one)?  No  Yes

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes list not closed

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

## 9.1 Strategy for Addressing Housing Needs

- NBHA is on the Mayor's taskforce to end homelessness in New Britain
- NBHA has adopted policies to support and encourage work
- Continue to work with local agencies to provide housing and services to Sec. 8 and public housing residents
- NBHA has applied for and received Family Unification Vouchers (FUP).
- Work with local veteran administration to find housing for veterans' with Section 8 vouchers
- NBHA will continue to carry out needed modifications to public housing based on Section 504
- NBHA shall continue to apply for additional section 8 vouchers as they become available
- Pursue housing resources other than public housing or section 8 tenant –based assistance
- Continue to support those residents who can to seek homeownership opportunities

## 10.0 Additional Information

### a) Progress in meeting Mission and Goals

1. The NBHA has improved both in its management, maintenance and financial scores.
2. The NBHA has included in its 2012 Capital Plan for Security and Safety to purchase cameras for our family and elderly developments
3. The NBHA is maintaining an average utilization rate of 97% for the Section 8 Housing Choice voucher Program
4. The NBHA has a written agreement with Goodwin College to provide some of our residents with a free education, we assist with books.
5. The NBHA hired IMC Consultants to assist in developing a long term strategic plan to revitalize its aging and deteriorating stock; a number of grants have been and will be applied for to assist in this process.

### b) A "Significant Amendment" or "Substantial Deviation/Modification" of the NBHA Annual or Five – Year Plan is defined as follows:

- Any modification or revision of the NBHA goals and objectives;
- Any change in admission policies or organization of the wait list;
- Any change to rent and/or charges;
- Additional non-emergency work items not included in the current Annual or Five-Year plan;

- Any change in the use of replacement reserve fund under the capital Fund;
- Any change with regard to demolition or disposition;
- Any change with regard to designation, homeownership programs or conversion activities.

### **11.0 Required Submission for HUD Field Office Review**

11 (f) The NBHA reviewed the comments and recommendations of the resident advisory board. The board recommendations were well thought out and discussed. The recommendations will approve the work of the authority.

(g) The NBHA has no challenges to the recommendations and /or statements made by the advisory board.

### **12.0 Resident Advisory Board Meeting**

See attached CT005A08 and CT005A09

:

**13.0 Civil Rights**

**UPDATED  
ANALYSIS OF IMPEDIMENTS  
TO FAIR HOUSING CHOICE  
NEW BRITAIN, CONNECTICUT**



Prepared for  
New Britain Department of Municipal Development  
In association with  
The Commission on Human Rights and Opportunities

By:  
Harrall-Michalowski Associates  
A Milone & MacBroom Company  
Branford, Connecticut



**December 2010**

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# **I. Introduction**

## **AI Definition**

### 1. Analysis of Impediments – the AI

The AI is a review of impediments to fair housing choice in the public and private sector.

The AI involves:

- a. A comprehensive review of a city's laws, regulations and administrative policies, procedures and practices;
- b. An assessment of how those laws, etc., affect the location, availability and accessibility of housing; and
- c. An assessment of conditions, both public and private, affecting fair housing choice.

### 2. Impediments to Fair Housing Choice are:

- a. Any actions, omissions, or decisions taken because of one of the following protected classes; race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices, or
- b. Any actions, omissions, or decisions which have the effect of restricting housing choices or availability of choices on the basis of race, color, religion, sex, disability, familial status or national origin.

The most recent update of the Analysis of Impediments (AI) to Fair Housing Choice was completed in April 2006. This was an update of the AI completed in 1998. The advantage of this 2006 update was that 2000 census data were available which had not been available in 1998. Data from the 2010 census is not available for this update. However, some American Community Survey (ACS) data used to prepare the 2010-2014 Consolidated Plan were available. In addition, Home Mortgage Disclosure Act (HMDA) statistics for 2008 were available. Both of these data sources have been incorporated into this update. Housing discrimination complaints filed over the last five years with the Connecticut Commission on Human Rights and Opportunities as well as the Hartford Office of the U.S. Department of Housing and Urban Development were assembled.

The 2006 AI identified five categories of housing impediments that were contained in the 1998 AI. These were:

- People with disabilities
- Racial and Familial Status
- Insufficient Family-Style Stock
- “Quiet Market” for Rental Housing Units
- The Condition of Public Housing

The 2006 AI added on additional impediment:

- The lack of credit counseling and education for prospective homebuyers.

An objective for addressing the impediment and strategies for meeting the objective was presented in the 2006 AI. This update assesses progress made on implementing the strategies since 2006.

## **II. Background Data**

### **A. Demographic Trends and Characteristics**

A comparison of a variety of social, economic and demographic indicators from the 2000 Census and the 2006-2008 ACS data illustrates that New Britain has experienced a number of important shifts and changes over the past decade.

The bullet points below summarize the most salient changes and trends in this data for the City of New Britain. These trends and changes play an important role in understanding and planning for the future housing and community development needs of New Britain's citizens.

#### General Demographics

- Total population declined from 71,538 to 66,856, a decrease of -6.5%.
- Significant changes in age distribution profile of the City, including a 15.4% increase in the under age 5 population; a -37.5% decrease in the age 5 to 14 population; significant population losses in the age 20 to 44 population; and population gains in the age 45 to 64 population.
- Median age increased by 0.3 years to 34.2 years.
- Notable decreases in the White non-Hispanic population and African-American non-Hispanic population. The Hispanic population increased by 6.0% since 2000.

#### Social Characteristics

- Decreases in the number of all types of family and non-family households, including a -13.0% decrease in the number of married couple families.
- The average household size decreased very slightly from 2.40 persons in the 2000 Census to 2.39 persons in the ACS data.
- Increases experienced in the number of both married and single individuals, along with a substantial decrease in the number of widows and widowers.
- Substantial decrease in the percentage of grandparents responsible for their grandchildren, counter to regional and national trends.
- The percentage of the population comprised of foreign-born residents rose from 18.0% to 22.2%.
- Percentage of the population age 25+ with a bachelor's degree or higher decreased from 16.6% to 16.5%.
- Percentage of the population age 25+ with less than a high school diploma decreased substantially from 31.0% to 24.1%.

#### Economic Characteristics

- Surprisingly, the unemployment rate decreased between the 2000 Census and 2006-2008 ACS data, from 5.6% to 5.3%. However, the unemployment rate has increased significantly since 2008 as the recession has impacted New Britain, the region and the state. The unemployment rate has increased to 14.2% as of February 2010.
- The size of the civilian labor force increased slightly.
- Noticeably higher percentage of the civilian labor force employed in education; healthcare; social services; and professional/technical industries. Notable decline in the percentage of workers employed in the manufacturing sector.
- Significant decrease in the percentage of commuters using public transportation.
- Income levels have been rising but have generally not kept pace with inflation.
- The result of the effective reduction in income has been a rising poverty rate for families, individuals and female-headed family households.

Housing Tenure

A comparison between the 2000 Census data and the 2006-2008 ACS data shows that the percentage of owner-occupied housing units in New Britain has risen slightly, due in large part to the apparent substantial decrease in the number of renter-occupied housing units in the City over the past decade. The table below presents the comparative data from these two datasets.

| <b>Housing Tenure, 2000 - 2008<br/>City of New Britain</b> |                    |                               |                      |                               |
|--|--------------------|-------------------------------|----------------------|-------------------------------|
|  | <b>2000 Census</b> |                               | <b>2006-2008 ACS</b> |                               |
|  | <b>Units</b>       | <b>% of<br/>Housing Stock</b> | <b>Units</b>         | <b>% of<br/>Housing Stock</b> |
| <b>Owner-Occupied</b>                                      | 12,191             | 42.7%                         | 12,102               | 45.3%                         |
| <b>Renter-Occupied</b>                                     | 16,367             | 57.3%                         | 14,641               | 54.7%                         |
| <b>TOTAL</b>   | <b>28,558</b>      |                               | <b>26,743</b>        |                               |

Source: U.S. Census Bureau.

New Britain's housing stock is substantially multi-family, non owner-occupied homes. The City also has certain neighborhoods that have very high concentrations of rental units. New Britain's rental housing stock is

primarily made up of small one and two bedroom units. This is typical of many older industrial cities where six-, eight- and twelve-unit multifamily structures are prevalent throughout the community. Under the current market conditions, there appears to be a need for additional larger rental units and improved smaller renter units.

Housing Condition

The incidence of physical inadequacy (which does not necessarily overlap with the HUD definition of "housing problems" as defined in the 2000 CHAS Data) in the City's renter and owner-occupied units is difficult to determine. Various statistical indicators can be used but each provides a different estimate. It is statistically problematic to add the indicators together, as many substandard properties will overlap into several indicators.

The incidence of physical inadequacy can also differ, depending on the housing quality standard used as a base and what a household perceives and reports as a physical inadequacy. For example, the existence of City code violation (building, fire, etc.) can classify a building as substandard. On the other hand, HUD

minimum property standards may have requirements which are more restrictive than local codes. For this report, 2000 Census and 2006-2008 ACS information on the lack of adequate plumbing and kitchen facilities were reviewed as indicators of severely inadequate housing.

Data from the 2000 Census indicates that 220 housing units (0.8%) in New Britain lacked complete plumbing facilities, and 259 units (0.9%) lacked complete kitchen facilities. These figures had declined to 111 housing units and 48 housing units, respectively, in the 2006-2008 ACS data. These indicators appear most frequently in very low and low-income households, but it is impossible to determine the exact percentages or to estimate the tenancy of these units. As a result, this information cannot be used to assess the amount of the City's housing stock that is suitable for rehabilitation. Given the age of units in the City and the high percentage of households experiencing housing problems, there is a need for rehabilitation programs in New Britain, particularly for low-income families.

New Britain has also experienced an increase in the vacancy rate of its housing stock. According to the 2000 Census, the City had 2,606 vacant housing units, or approximately 8.4% of the total housing stock. In the 2006-2008 ACS data, it is estimated that the City now has 3,943 vacant housing units, or roughly 12.8% of the total housing stock. While New Britain's occupied housing stock is generally in fair to good condition, a substantial number of the vacant housing units may have issues with their condition.

### Units in Structure

The percentage of housing units in various residential structure types has changed only slightly over the past decade in New Britain. Roughly 30% of the City's housing stock is in the form of single family detached homes. The bulk of the City's housing stock is in the form of two- to four-family residential structures, with 36.4% of the housing units situated in these types of structures. An additional 15% of New Britain's housing units are in structures with 20 or more units. The table below provides a comparison between the 2000 Census and 2006-2008 ACS data for units in structure.

### Year Structure Built

New Britain is home to a housing stock that is quite old, but remaining relatively stable in terms of its age distribution. According to the 2000 Census, two-thirds of New Britain's housing stock was built before 1960, and only 2.4% of the units in the City were built between 1990 and 2000. The 2006-2008

| <b>Units in Structure, 2000 - 2008<br/>City of New Britain</b> |                           |                           |                           |                           |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
|  | <b>2000 Census</b>        |                           | <b>2006-2008 ACS</b>      |                           |
|  | <b>Units in Structure</b> | <b>% of Housing Stock</b> | <b>Units in Structure</b> | <b>% of Housing Stock</b> |
| <b>1-unit, detached</b>  | 9,336                     | 30.0%                     | 8,980                     | 29.3%                     |
| <b>1-unit, attached</b>  | 1,260                     | 4.0%                      | 655                       | 2.1%                      |
| <b>2 units</b>   | 5,444                     | 17.5%                     | 5,247                     | 17.1%                     |
| <b>3 or 4 units</b>  | 6,199                     | 19.9%                     | 5,919                     | 19.3%                     |
| <b>5 to 9 units</b>  | 3,864                     | 12.4%                     | 3,938                     | 12.8%                     |
| <b>10 to 19 units</b>  | 1,345                     | 4.3%                      | 1,325                     | 4.3%                      |
| <b>20 or more units</b>  | 3,709                     | 11.9%                     | 4,591                     | 15.0%                     |
| <b>Mobile home</b>   | 7                         | 0.0%                      | 31                        | 0.1%                      |
| <b>Boat, RV, van,</b>  | 0                         | 0.0%                      | 0                         | 0.0%                      |
| <b>TOTAL</b>   | <b>31,164</b>             |                           | <b>30,686</b>             |                           |

Source: U.S. Census Bureau.

ACS data regarding the year of construction for residential structures contains some anomalies (such as an increase from the 2000 Census in the number of units built before 1940 and units built during the 1960s), and is presented in the following table for comparative purposes only.

| Year Structure Built, 2000 - 2008<br>City of New Britain |                 |                    |                 |                    |
|--|-----------------|--------------------|-----------------|--------------------|
|  | 2000 Census     |                    | 2006-2008 ACS   |                    |
|  | Number of Units | % of Housing Stock | Number of Units | % of Housing Stock |
| 2000 or later  | N/A             | N/A                | 280             | 0.9%               |
| 1990 to March 2000*                                      | 747             | 2.4%               | 520             | 1.7%               |
| 1980 to 1989   | 2,835           | 9.1%               | 2,194           | 7.1%               |
| 1970 to 1979   | 2,923           | 9.4%               | 2,336           | 7.6%               |
| 1960 to 1969   | 3,895           | 12.5%              | 4,153           | 13.5%              |
| 1940 to 1959   | 9,934           | 31.9%              | 9,591           | 31.3%              |
| 1939 or earlier  | 10,830          | 34.8%              | 11,612          | 37.8%              |
| <b>TOTAL</b>   | <b>31,164</b>   |                    | <b>30,686</b>   |                    |

\*2006-2008 ACS data is for 1990 to 1999 only.

Source: U.S. Census Bureau.

### Housing Cost and Number of Sales

As the following table illustrates, the median sales prices for both single family homes and condominium units in New Britain rose dramatically between 1999 and 2006. However, since 2006, the median sales price for condominium units has leveled off and the single family home median sales price has declined by approximately -19%. Although the increase in the median single family home sales price from \$83,400 in 1999 to \$140,000 in 2009 is not as dramatic a rise as in other Connecticut municipalities, it does represent a significant increase for many New Britain residents of limited means who may be interested in purchasing a home.

| Median Sales Prices, 1999-2009<br>Single Family Homes & Condominium Units<br>City of New Britain |                     |               |
|--|---------------------|---------------|
| Year   | Single Family Homes | Condominiums  |
| 1999   | \$83,400            | \$46,000      |
| 2000   | \$89,900            | \$59,950      |
| 2001   | \$100,000           | \$60,250      |
| 2002   | \$112,000           | \$77,000      |
| 2003   | \$127,000           | \$79,950      |
| 2004   | \$139,900           | \$79,250      |
| 2005   | \$155,000           | \$95,000      |
| 2006   | \$172,500           | \$120,000     |
| 2007   | \$168,700           | \$121,500     |
| 2008   | \$150,000           | \$124,950     |
| 2009   | \$140,000           | \$120,000     |
| <b>% Change, 1999-2009</b>   | <b>67.2%</b>        | <b>160.9%</b> |

| Year                       | Single Family Homes | Condominiums  |
|----------------------------|---------------------|---------------|
| 1999                       | 477                 | 121           |
| 2000                       | 508                 | 124           |
| 2001                       | 448                 | 116           |
| 2002                       | 502                 | 147           |
| 2003                       | 508                 | 174           |
| 2004                       | 646                 | 196           |
| 2005                       | 639                 | 201           |
| 2006                       | 569                 | 198           |
| 2007                       | 467                 | 143           |
| 2008                       | 385                 | 91            |
| 2009                       | 356                 | 83            |
| <b>TOTAL</b>               | <b>5,505</b>        | <b>1,594</b>  |
| <b>Annual Average</b>      | <b>500</b>          | <b>145</b>    |
| <b>% Change, 1999-2009</b> | <b>-25.4%</b>       | <b>-31.4%</b> |

Source: The Warren Group.

Source: The Warren Group.

At the same time that the median sales price for a single family home and a condominium unit were rising by 67.9% and 160.9%, respectively, the number of single family home sales per year declined by -25.4% and the number of condominium sales per year dropped by -31.4%. The table below illustrates this declining trend in single family home and condominium unit sales.

### Fair Market Rents

The following table illustrates the HUD-defined Fair Market Rents (FMRs) for the Hartford-West Hartford-East Hartford HMFA for FY 2006 through FY 2010. The FMRs for each size housing units (0 bedrooms through 4 bedrooms) have generally increased by a uniform 12% over the five fiscal years.

| <b>Fair Market Rents, 2006-2010<br/>Hartford-West Hartford-East Hartford HMFA</b> |             |             |             |             |             |
|---|-------------|-------------|-------------|-------------|-------------|
| <b>Bedrooms</b>   | <b>2006</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> |
| 0 Bedrooms  | \$669       | \$703       | \$673       | \$697       | \$748       |
| 1 Bedrooms  | \$801       | \$842       | \$806       | \$835       | \$896       |
| 2 Bedrooms  | \$979       | \$1,029     | \$985       | \$1,021     | \$1,095     |
| 3 Bedrooms  | \$1,176     | \$1,236     | \$1,183     | \$1,226     | \$1,315     |
| 4 Bedrooms  | \$1,460     | \$1,534     | \$1,469     | \$1,522     | \$1,633     |

Source: U.S. Dept. of Housing and Urban Development.

Just as sales prices have increased in New Britain in the past decade, rent levels have been rising. In the past, Fair Market Rents (FMR) established by HUD for the Section 8 Voucher Program have often represented the high-end of the rental market. However, recently rents in the \$1,000

to \$1,200 range in the private market place have been asked and achieved. This increases the affordability problem for low and very low-income households. With a declining number of Section 8 vouchers available and incomes not increasing significantly, additional pressure is being placed on low- and moderate-income households to find affordable rents.

### Housing Permits

According to data on housing production collected by the State of Connecticut's Department of Economic and Community Development (DECD), only 366 new housing units were produced in the City between 1999 and 2008. This data is presented in the table below. These 366 units do not take into account the demolition of 570 housing units which occurred in New Britain over the past decade. As a result of these demolitions and the small number of new units being constructed, New Britain actually experienced a net loss of approximately 200 housing units between 1999 and 2008.

| <b>Housing Permits Issued, 1999-2008<br/>City of New Britain</b> |             |             |             |             |             |             |             |             |             |             |              |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
|  | <b>1999</b> | <b>2000</b> | <b>2001</b> | <b>2002</b> | <b>2003</b> | <b>2004</b> | <b>2005</b> | <b>2006</b> | <b>2007</b> | <b>2008</b> | <b>TOTAL</b> |
| <b>Housing Permits</b>   | 13          | 13          | 26          | 53          | 34          | 30          | 74          | 47          | 58          | 18          | <b>366</b>   |

Source: State of Connecticut Dept. of Economic and Community Development.

The following table shows that of the 366 housing permits issued in New Britain over the past decade, 69.1% have been for single family attached or detached units. Just under 20% of the housing permits have been for two-unit structures, and only 4.6% were for units in three-family or four-family structures. Approximately 6.6% of the housing permits were for units in multifamily structure of 5 units or greater.

### Affordable Housing Units

As of 2009, 18.0% of New Britain's housing stock was designated as affordable by the State of Connecticut.

| Housing Permits by # of Units in Structure, 1999-2008 |           |           |           |           |           |           |           |           |           |           |            |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| City of New Britain                                   |           |           |           |           |           |           |           |           |           |           |            |
|   | 1999      | 2000      | 2001      | 2002      | 2003      | 2004      | 2005      | 2006      | 2007      | 2008      | TOTAL      |
| <b>Total</b>  | <b>13</b> | <b>13</b> | <b>26</b> | <b>53</b> | <b>34</b> | <b>30</b> | <b>74</b> | <b>47</b> | <b>58</b> | <b>18</b> | <b>366</b> |
| <b>1-unit</b>   | 10        | 13        | 24        | 53        | 28        | 22        | 40        | 35        | 24        | 4         | <b>253</b> |
| <b>2-units</b>  | 0         | 0         | 2         | 0         | 6         | 8         | 22        | 12        | 8         | 14        | <b>72</b>  |
| <b>3 to 4 units</b>                                   | 3         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 14        | 0         | <b>17</b>  |
| <b>5+ units</b>                                       | 0         | 0         | 0         | 0         | 0         | 0         | 12        | 0         | 12        | 0         | <b>24</b>  |

Source: State of Connecticut Dept. of Economic and Community Development.

## **B. Home Mortgage Disclosure Act (HMDA) Statistics**

The HMDA data for 2008 (the most recent year available) were analyzed for New Britain and the Hartford, West Hartford, East Hartford Metropolitan Statistical Area (MSA) within which New Britain is located. Both FHA/VA and Conventional mortgages were analyzed. The ratio between mortgage application denials and approvals was computed for both geographies. For the MSA, the rate was .18 for FHA/VA applications and .16 for conventional applications. For New Britain, the rate was .27 for FHA/VA applications and .28 for conventional applications. The same data were analyzed on a census tract basis in New Britain, the rate of denial of FHA/VA mortgages was higher than the MSA for 19 census tracts and the rate of denial for conventional mortgages was higher in 18 census tracts.

Statistics as to approval and denial by race are only available at the MSA level and are limited to conventional mortgages. The denial ratio for White applicants was .14. For Black applicants the ratio was .41 and .39 for Latino applicants. These denial rates are somewhat higher than the 2004 rates which were White .09, Black .37 and Latino .32.

## **III. Evaluation of Current Fair Housing Legal Status**

### **A. Housing Complaints**

Three sources of housing complaints or inquiries were consulted including HUD Hartford Office, State Commission on Human Rights and Opportunities and the New Britain Commission on Human Rights and Opportunities. The time period covered was 2005 to 2009 for the HUD Hartford Office and the State Commission on Human Rights and Opportunities. For the New Britain Commission on Human Rights and Opportunities, the 2008-2009 CDBG Program Year was chosen.. The number and basis of the complaints or inquiries are as follows:

#### HUD Hartford Office

|                 |          |
|-----------------|----------|
| Disability      | 6        |
| Race            | 3        |
| Family Status   | 2        |
| Sex             | 1        |
| National Origin | 1        |
| Retaliation     | 1        |
| No Basis Listed | <u>2</u> |

State Commission on Human Rights and Opportunities

|                 |          |
|-----------------|----------|
| Disability      | 7        |
| Family Status   | 5        |
| Race            | 5        |
| Retaliation     | 2        |
| National Origin | 1        |
| Age             | <u>1</u> |
|                 | 21       |

As can be seen from a review of these statistics, the most common basis for fair housing complaints is disability. It might be assumed that the primary cause is the fact that owners of rental property do not want the expense of making housing units accessible for persons with disabilities.

New Britain Commission on Human Rights and Opportunities

The New Britain Commission on Human Rights and Opportunities (CHRO) affirmatively furthers fair housing by responding to inquiries by the general public and providing information about housing rights through its public outreach programs. The range of complaints and inquiries received by the CHRO is reflected in the following list of inquiries received during the July 1, 2008 to June 30, 2009 period.

| <u>Type of Inquiries</u>   | <u>Number of Inquiries</u> |
|----------------------------|----------------------------|
| Searching for an Apartment | 26                         |
| Security Deposit           | 15                         |
| Eviction                   | 28                         |
| Building Code Violation    | 16                         |
| Foreclosure                | 4                          |
| Utility Issue              | 7                          |
| Health/Lead                | 7                          |
| Tenant Rights              | 35                         |
| Notice to Quit             | 14                         |
| Financial Assistance       | <u>4</u>                   |
|                            | 158                        |

**B. Public Sector Issues**

The 2006 AI concluded that public sector policy in New Britain does not present impediments to fair housing choice. The housing stock in the city provides a range of housing types and densities. However, as discussed earlier, affordability continues to be an issue faced by low and very low income residents. The cost burden is such that many households find themselves paying over 50% of their income for housing.



### **C. Legal Status**

There are no fair housing discrimination suits filed by the Department of Justice or private plaintiffs nor has the Secretary of HUD issued a charge of or made a finding of discrimination

## **IV. Identification of Impediments to Fair Housing Choice**

*The Fair Housing Planning Guide* published by HUD categorizes impediments to fair housing choice by public sector, private sector and public/private sector. The impediments identified in New Britain in the 2006 AI and which are still present today have been placed in these categories as follows:

### **Public Sector**

The Condition of Public Housing  
Insufficient Family Style Stock

### **Private Sector**

“Quiet Market” for Rental Housing Units  
Racial and Familial Status

### **Public/Private Sector**

People with Disabilities  
Lack of Credit Counseling and Education for Prospective Homebuyers

## **V. Assessment of Current Public and Private Fair Housing Programs and Activities to Address Impediments to Fair Housing Choice**

### **A. Public**

#### **The Condition of Public Housing**

In 2006, the AI described the recent takeover of state housing units with plans for demolition. Since that time, the Pinnacle Heights development has been demolished. The Housing Authority is now focused on the improvement of the units remaining in its inventory. As part of this effort, a HOPE VI or Choice Neighborhoods application is in preparation for the Mt. Pleasant development. In addition, the PHA has continued to apply for competitive HUD capital improvements funding to increase the number of ADA compliant units at Oval Grove development.

#### **Insufficient Family Style Stock**

The Department of Municipal Development has been working to increase the supply of standard, affordable, family-style housing stock. Most recently, Neighborhood Stabilization Program (NSP) funds have been used to purchase and rehabilitate 8 units to be available for sale to families. Over the last 5 years, the Department has provided financial assistance for home purchase and/or rehabilitation of housing. Many of these units have been made available to families requiring 3 or more bedrooms.

## **B. Private**

### **“Quiet Market” for Rental Housing Units**

Perhaps the most difficult barrier to fair housing choice is the “quiet market” which can be found in most communities. New Britain is no exception. This is the situation where housing opportunities are not advertised or listed with an agent, but rather the availability is spread through word of mouth. This results in a pre-selection of people to which housing units are made available.

### **Racial and Familial Status**

New Britain’s Commission on Human Rights and opportunities has taken the lead in providing services to the general public including mediation and advocacy, information on tenants and landlord’s rights and responsibilities, housing laws and direction and referral to appropriate agencies. These services impact the private market racial and familial status impediments. Much of this effort involves the distribution of literature at various housing and informational events throughout the year. The Commission distributes between 1,000 and 1,500 pieces of informational material on an annual basis. Each year the Commission’s Fair Housing Advocate prepares an activity work plan. This plan outlines activities which will be undertaken to bring awareness to the community about rights and responsibilities of tenants and landlords and the fair housing laws.

## **C. Public/Private**

### **People with Disabilities**

As discussed earlier, the most common fair housing complaint filed with the HUD Hartford Office and the State Commission on Human Rights and Opportunities over the last 5 years has related to the accommodation of people with disabilities. This issue impacts both the private marketplace and public programs. This issue is being addressed by the Department of Municipal Development as part of its property rehabilitation program as well as by the Housing Authority in the renovation of its properties.

Within its inventory, the Housing Authority currently has 24 handicap units and 20 hearing impaired units. The Commission on Persons with Disabilities maintains an inventory of private market wheelchair accessible units which is in need of updating. In August 2002, this inventory contained 107 wheelchair accessible units in 9 buildings.

### **Lack of Credit Counseling and Education for Prospective Homebuyers**

Poor credit is the reason that households looking to rent or purchase housing are often rejected by either a lender or a rental property owner. This creates an impediment to housing choice. In order to overcome this impediment, there is need for credit counseling. Since the 2006 AI, a program of credit counseling was initiated with close to 350 clients counseled in the period between October 2008 and June 2009.

## **VI. Conclusions and Recommendations**

### **A. Conclusions**

The 2006 AI concluded that public sector policy in New Britain does not present impediments to fair housing choice. Zoning policies provide for a range of housing types. As part of its neighborhood revitalization initiatives, the City is increasing the affordable housing supply with financial assistance for home purchase and rehabilitation. However, affordability continues to be an issue faced by low and very low income residents. This affordability issue is a primary impediment to fair housing choice.

There are other conditions which present barriers to fair housing choice. Based upon a review of complaints, persons with disabilities continue to experience discrimination in housing choice. Race is also a basis for discrimination in a significant number of complaints. The “Quiet Market” for rental property continues to exist. This results in property owners screening potential tenants to avoid renting to these two protected classes.

### **B. Recommended Action Steps To Address Impediments To Fair Housing Choice**

The 2006 AI contained a series of action steps to address impediments to fair housing choice. For the most part, these action steps are still valid. The following describes these actions.

#### **Identified Impediment: Fair Housing Impediments for Persons with Disabilities**

#### **Objective for Addressing Impediment: Increase the availability of accessible units in New Britain.**

##### *Strategies for Meeting Objective*

1. Update the database listing units accessible to persons with disabilities.
  - a. Completion date: 6/30/11
  - b. Primary responsible party: Commission on Persons with Disabilities
  - c. Secondary responsible parties: Commission on Human Rights and Opportunities (CHRO), Commission on Community and Neighborhood Development (CCND).
  
2. Encourage the New Britain Housing Authority (NBHA) to reconfigure an appropriate number of additional units to make them accessible to people with mobility impairments. The NBHA Five Year Plan contains a capital plan which calls for creating additional handicapped units for the physically disabled and to create additional units for the hearing and vision impaired. There are currently a total of 91 families on the Section 8 waiting list. There are 14 families with disabilities among these 91 families. There are an additional 60 elderly families on the public housing waiting list of which 25 families are with disabilities. There are 289 families on the public housing waiting list of which 16 are families with disabilities.
  - a. Completion date: On-going
  - b. Primary responsible party: NBHA

3. Continue to apply for additional Section 8 certificates or vouchers targeted toward people disabilities.
  - a. Completion date: On-going
  - b. Primary responsible party NBHA

**Objective for Addressing Impediment: Increase compliance with fair housing laws within existing and planned housing stock.**

*Strategies for Meeting Objective*

1. Distribute materials that outline fair housing rights and responsibilities and the city's complaint and referral process to at least 10 community organizations and social service agencies and including at least two community events that are most likely to service people with disabilities.
  - a. Completion date: On-going.
  - b. Primary responsible party: CHRO
  - c. Secondary responsible parties: CCND, HRA

**Identified Impediment: Racial and Familial Status**

**Objective for Addressing Impediment: Promote affirmative marketing (affirmative marketing refers to the practice of taking specific action to provide information to underserved groups) of housing opportunities by private entities to people least likely to apply.**

*Strategies for Meeting Objective*

1. Provide training for landlords and realtors on topics such as:
  - Fair Housing rights and responsibilities
  - Conflict resolution and eviction mediation
  - Understanding cultural traditions and building mutual trust related to Section 8 issues
  - a. Completion date: On-going
  - b. Primary responsible party: CHRO
  - c. Secondary responsible parties: CCND, HRA
2. Provide a program to address evictions. The City provides Emergency Shelter Grant (ESG) funds to HRA to administer an eviction mediation program. On an annual basis, this program provides mediation assistance to approximately 250 households with approximately 100 households receiving financial assistance from the Rent Bank. The Rent Bank provides funds for up to 2 months rent for tenants who are evicted due to not paying rent and when a severe hardship is determined to exist.
  - a. Completion date: On-going
  - b. Primary responsible party: HRA

- c. Secondary responsible parties: CCND, HRA
- 3. Review the process for referring fair housing complaints and explore the possibility of passing a local ordinance similar to fair housing laws (such an ordinance would give the NBCHRO enforcement authority for fair housing laws).
  - a. Completion date: 12/31/11
  - b. Primary responsible party: CHRO

### **Insufficient Family–Style Stock**

**Objective for Addressing Impediment: Increase the supply of housing units with three or more bedrooms.**

#### *Strategies for Meeting Objective*

- 1. Encourage the Housing Authority to use the Choice Neighborhoods Program for the creation of affordable family rental housing with three or more bedrooms.
  - a. Completion date: 12/31/13
  - b. Primary responsible party: NBHA
- 2. Work with the Housing Authority, Neighborhood Housing Services and others on re-use plans to encourage the creation of units with three or more bedrooms.
  - a. Completion date: 12/31/13
  - b. Primary responsible party: CCND, CHRO
- 3. Target existing programs including HOP and NSP to promote additional affordable rental and ownership opportunities for larger families.
  - a. Completion date: On-going
  - b. Primary responsible party: CCND

### **“Quiet Market” for Rental Housing Units**

**Objective for Addressing Impediment: Sponsor community based information and referral sessions.**

#### *Strategies for Meeting Objective*

- 1. Conduct regular (at least once a year) fair housing seminars for community residents, landlords, real estate professionals and lenders on such topics as:
  - Fair Housing rights and responsibilities
  - Conflict resolution and eviction mediation
  - Understanding cultural traditions and building mutual trust related to Section 8 issues

- a. Completion date: On-going
- b. Primary responsible party: CHRO

**Objective for Addressing Impediment: Increase community awareness of fair housing rights and responsibilities.**

*Strategies for Meeting Objective*

- 1. Provide Spanish language fair housing material through CHRO.
  - a. Completion date: On-going
  - b. Primary responsible party: CHRO

**The Condition of Public Housing**

**Objective for Addressing Impediment: Provide public support for efforts to reconfigure and rehabilitate the existing public housing units.**

*Strategies for Meeting Objective*

- 1. Encourage the development of alternative ownership through models such as limited equity cooperatives, mutual housing, land trusts and/or turnkey projects. Consider the use of the Community Challenge Grant and Choice Neighborhoods Programs.
  - a. Completion date: 12/31/13
  - b. Primary responsible party: NBHA

**The Lack of Credit Counseling and Education for Perspective Homebuyers**

**Objective for Addressing Impediment: Provide credit counseling and education workshops to increase homeownership.**

*Strategies for Meeting Objective*

- 1. Promote and continue to provide both credit and education classes both in English and Spanish.
  - a. Regular basis
  - b. Primary responsible party: Neighborhood Housing Services
  - c. Secondary responsible party: CCND

Addendum #1  
to the  
Updated Analysis of Impediments to Fair Housing Choice  
Dated September 2010  
New Britain, Connecticut

The Updated Analysis of Impediments to Fair Housing Choice dated September 2010 identifies six categories of housing impediments. In its review of the CAPER for Program Year 2009 to 2010, HUD commented that the City should consider how it identifies impediments to fair housing choice. Specifically, there was concern that two of the impediments – people with disabilities and racial and familial status identifies a particular group affected by the impediment and is not an impediment. Upon review, the City agrees that a clarification is needed.

The comment that people with disabilities is a group impacted by an impediment rather than being the impediment is correct. The impediment is a lack of accessible housing units in the inventory as well as a lack of knowledge on the part of private owners as to their responsibilities to accommodate people with disabilities.

The comment that racial and familial status describes a group affected by housing discrimination is correct. The impediment is the lack of knowledge about fair housing laws by property owners or in some situations, the decision to violate fair housing laws. The Analysis of Impediments to Fair Housing Choice describes actions being taken to address this impediment. These actions include a program by the Commission on Human Rights and Opportunities to bring awareness of fair housing laws to tenants and landlords. In certain situations, those who feel that they have experienced discrimination are referred to appropriate agencies for mediation.

As also recommended by HUD, an additional impediment is being identified and included in the City of New Britain's Analysis of Impediments to Fair Housing Choice:

**Identified Impediment: Locating affordable housing by persons with limited English proficiency**

A significant number of New Britain residents speak a language other than English as their primary language. As pointed out in the Demographic Characteristics section, the percentage of the population comprised of foreign-born residents is 22%. Census data in 2000 showed that 43% of the residents spoke a language other than English at home, 22% spoke primarily Spanish, and 20% of the residents were of Polish Ancestry. Census estimates for 2009 report a total population in New Britain of 65,087 people, of which 30,919, or 48%, speak a language other

than English in their homes. Of this 48%, 16,734 speak Spanish; and it apparent that nearly as many households in New Britain speak primarily Polish.

**Objective for Addressing Impediment:**

Encourage the continuation of assistance to non-English speaking persons by the various City programs and programs operated by nonprofit agencies. The City's Human Rights and Opportunities Office provides advocacy for residents with housing issues, and the City's Department of Municipal Development provides various programs including assistance for housing renovations and first-time homebuyers. These City departments should continue with their efforts to assist non-English speaking persons through the employment of bi-lingual staff, availability of translated materials and outreach through Spanish and Polish media. Other programs in the City, including the Public Housing Authority, the Spanish Speaking Center, the Human Resources Agency's Polish Outreach Program, and several homeless prevention providers are also able to provide assistance to non-English speaking persons and should continue to be supported.

- a. Completion date: On-going
- b. Primary responsible party: The City and nonprofit agencies.



## 13.0 VAWA Policy

### THE HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN

#### VIOLENCE AGAINST WOMEN ACT POLICY

#### INTRODUCTION

The purpose of this Policy is to assist the Authority in providing rights under the Violence Against Women Reauthorization Act of 2005 (VAWA) to its applicants, public housing residents, Section 8 participants and other program participants.

VAWA prohibits denial of admission, assistance or continued occupancy to an otherwise qualified individual on the basis that the individual is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 607(2) of VAWA adds the following provision to Section 6 of the U. S. Housing Act of 1937:

The public housing agency shall not deny admission to the project to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission, and that nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

The protections of VAWA apply to all victims of domestic violence, dating violence or stalking **residing** in HUD public and assisted housing, regardless of whether they are citizens or eligible immigrants.

Any protections provided by law, which give greater protection to the victim, are not superceded by this Policy.

#### Definitions [24 CFR 5.2003] As used in VAWA

- The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving

grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship
  - The type of relationship
  - The frequency of interaction between the persons involved in the relationship
  
- The term *stalking* means:
  - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
  - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
  - In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.
  
- The term *immediate family member* means, with respect to a person
  - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
  - Any other person living in the household of that person and related to that person by blood and marriage.

### **Notification**

The NBHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial/termination under the NBHA policies. Therefore, if the NBHA makes a determination to deny admission, assistance or continued occupancy to a family, the NBHA will include in its notice of denial:

- A statement of the protection against denial provided by VAWA
- A description of NBHA confidentiality requirements
- A request that an individual wishing to claim this protection submit to the NBHA documentation meeting the specifications below with her or his request for an informal hearing in accordance with Authority grievance procedures.

## Documentation

### Victim Documentation:

A request by the Authority for documentation demonstrating that the claimed violence did occur must be made in writing. An individual claiming that the cause of an unfavorable history is that a member of the family is or has been a victim of domestic violence, dating violence, or stalking must provide documentation (1) demonstrating the connection between the abuse and the unfavorable history and (2) naming the perpetrator of the abuse. The documentation may consist of any of the following:

- HUD Form 50066, which, if provided, will be accepted as a complete request for relief.
- A police or court record documenting the domestic violence, dating violence, or stalking.
- A sworn statement or HUD Form 91066 signed by a person who has assisted the victim in addressing domestic violence, dating violence, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical or other knowledgeable professional. The victim's verbal statement or other corroborating evidence. The file will reference acceptance of the verbal statement. The Authority may request additional proof beyond a verbal. If the victim cannot or will not comply, he or she may request an informal hearing pursuant to Authority grievance procedures prior to denial of assistance.
- In cases of conflicting certification from two members of a household where the Authority may have difficulty determining the perpetrator from the victim, the Authority may use Court orders addressing rights of access to control of property including civil protection orders issued to protect the victim and issued to address distribution or possession of property.

### Perpetrator Documentation:

If the perpetrator of the abuse is a member of the family, the individual requesting relief must provide additional documentation consisting of one of the following:

- A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit.

- Documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

### **Time Frame for Submitting Documentations:**

The individual requesting relief must respond to the Authority's written request for documentation within fourteen (14) business days of receipt, or the Authority may deny relief. If denied, the applicant may request an informal hearing pursuant to Authority grievance procedures. If the individual so requests, the Authority will grant an extension of ten (10) business days and will postpone scheduling the informal hearing until after it has received the documentation or the extension period has elapsed. If, after reviewing the documentation provided by the individual requesting relief, the Authority determines that the family is eligible for assistance, no informal hearing will be scheduled, and the Authority will proceed to assist the family.

### **PHA Confidentiality Requirements [24 CFR 5.2007(a)(1)(5)]**

All information provided to the Authority regarding domestic violence, dating violence, or stalking, including the fact that an individual is victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the Authority will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

### **LEASE TERMINATIONS**

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of such victim.

When the actions of a resident or other family member result in a determination by the Authority to terminate the family's lease and a claim is made that the actions involve criminal acts of physical violence against family members or others, the Authority may request that the victim submit supporting documentation as stated above. All submissions must include name of

the perpetrator. The Authority will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

The Authority reserves the right to waive these verification requirements and accept only the victim's self-certification if the Authority deems the victim's life to be in imminent danger.

The Authority may bifurcate the lease to terminate or remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking of family members or others without terminating or evicting the remainder of the lawful occupants in the household.

There is no limit on the ability of the Authority to evict for good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on the Authority evicting if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the victim's tenancy is not terminated."

### **SECTION 8 TRANSFERS**

In cases where the Authority issues a voucher to permit an assisted family to move in violation of the lease to protect a victim under this Policy, the family is not relieved of financial obligations on the original lease.

### **NOTICE**

The Authority acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial/termination under Authority policies. Therefore, if the Authority makes a determination to deny admission, assistance or continued occupancy to a family, the Authority will include in its notice of denial:

- A statement of the protection against denial provided by VAWA
- A description of Authority confidentiality requirements
- A request that an individual wishing to claim this protection submit to the Authority documentation meeting the specifications stated above with her or his request for an informal hearing.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

|                        |  |   |  |
|------------------------|--|---|--|
| <b>Part I: Summary</b> | <b>PHA Name: New Britain Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550108<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | <b>FFY of Grant: 2008</b><br><b>FFY of Grant Approval:</b> |
|------------------------|--|---|--|

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 5 )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

| Line | Summary by Development Account                               | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |            |
|------|--|----------------------|----------------------|--------------------------------|------------|
|      |  | Original             | Revised <sup>1</sup> | Obligated                      | Expended   |
| 1    | Total non-CFP Funds  |                      |                      |                                |            |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 138,797.00           | 138,797.00           | 138,797.00                     | 138,797.00 |
| 3    | 1408 Management Improvements                                 | *****0*****          | 0                    |                                |            |
| 4    | 1410 Administration (may not exceed 10% of line 21)          | 138,797.00           | 138,797.00           | 138,797.00                     | 138,797.00 |
| 5    | 1411 Audit   |                      |                      |                                |            |
| 6    | 1415 Liquidated Damages                                      |                      |                      |                                |            |
| 7    | 1430 Fees and Costs  | 229,782.56           | 229,782.56           | 229,782.56                     | 229,782.56 |
| 8    | 1440 Site Acquisition  |                      |                      |                                |            |
| 9    | 1450 Site Improvement  |                      |                      |                                |            |
| 10   | 1460 Dwelling Structures                                     | 418,653.60           | 401,830.45           | 401,830.45                     | 369,273.60 |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                      | 35,668.00            | 39,478.99            | 39,478.99                      | 29,478.99  |
| 12   | 1470 Non-dwelling Structures                                 | 143,240.84           | 156,253.00           | 156,253.00                     | 156,253.00 |
| 13   | 1475 Non-dwelling Equipment                                  | 283,032.00           | 283,032.00           | 283,032.00                     | 283,032.00 |
| 14   | 1485 Demolition  |                      |                      |                                |            |
| 15   | 1492 Moving to Work Demonstration                            |                      |                      |                                |            |
| 16   | 1495.1 Relocation Costs                                      |                      |                      |                                |            |
| 17   | 1499 Development Activities <sup>4</sup>                     |                      |                      |                                |            |

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

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

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

| <b>Part I: Summary</b>  |  |   |                       |  |  |  |
|---|--|---|-----------------------|--|--|--|
| <b>PHA Name:</b><br>New Britain<br>Housing Authority                          |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550108<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                       |  | <b>FFY of Grant: 2008</b><br><b>FFY of Grant Approval:</b> |  |
| <b>Type of Grant</b>  |  |   |                       |  |  |  |
| <input type="checkbox"/> Original Annual Statement                            |  | <input type="checkbox"/> Reserve for Disasters/Emergencies  |                       | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5 ) |  |  |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: |  | <input type="checkbox"/> Final Performance and Evaluation Report  |                       |  |  |  |
| Line  | Summary by Development Account   | Total Estimated Cost  |                       | Total Actual Cost <sup>1</sup>   |  |  |
|   |  | Original  | Revised <sup>2</sup>  | Obligated  | Expended   |  |
| 18a   | 1501 Collateralization or Debt Service paid by the PHA                   |   |                       |  |  |  |
| 18ba  | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                       |  |  |  |
| 19  | 1502 Contingency (may not exceed 8% of line 20)                          |   |                       |  |  |  |
| 20  | Amount of Annual Grant: (sum of lines 2 - 19)                            | 1,387,971.00  | 1,387,971.00          | 1,387,971.00   | 1,345,414.15   |  |
| 21  | Amount of line 20 Related to LBP Activities                              |   | 305,578.00            |  |  |  |
| 22  | Amount of line 20 Related to Section 504 Activities                      |   |                       |  |  |  |
| 23  | Amount of line 20 Related to Security - Soft Costs                       |   |                       |  |  |  |
| 24  | Amount of line 20 Related to Security - Hard Costs                       |   |                       |  |  |  |
| 25  | Amount of line 20 Related to Energy Conservation Measures                |   |                       |  |  |  |
| <b>Signature of Executive Director</b><br><i>Nancy Elora</i>                  |  |   | <b>Date</b><br>8/3/11 |  | <b>Signature of Public Housing Director</b>                |  |
|   |  |   |                       |  | <b>Date</b>  |  |

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



| <b>Part II: Supporting Pages</b>                  |   |                            |   |                      |                      |                                   |                                |                |
|---|---|----------------------------|---|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: <b>New Britain Housing Authority</b>    |   |                            | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550108<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | <b>Federal FFY of Grant: 2008</b> |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity  | Total Estimated Cost |                      | Total Actual Cost                 |                                | Status of Work |
|   |   |                            |   | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup>   | Funds<br>Expended <sup>2</sup> |                |
| PHA WIDE  |   |                            |   |                      |                      |                                   |                                |                |
|   | DIRECTOR OF OPERATIONS                          | 1410                       |   | 39,000.00            | 39,000.00            | 39,000.00                         | 39,000.00                      |                |
|   | CLERK OF THE WORKS                              | 1410                       |   | 64,000.00            | 64,000.00            | 64,000.00                         | 64,000.00                      |                |
|   | EXECUTIVE ASSISTANT                             | 1410                       |   | 35,797.00            | 35,797.00            | 35,797.00                         | 35,797.00                      |                |
|   | OPERATIONS                                      | 1406                       |   | 138,797.00           | 138,797.00           | 138,797.00                        | 138,797.00                     |                |
|   | ARCHITECT/ ENGINEER                             | 1430                       |   | 132,043.56           | 132,043.56           | 132,043.56                        | 132,043.56                     |                |
|   | PRELIMINARY REVITALIZATION                      | 1430                       |   | 97,739.00            | 97,739.00            | 97,739.00                         | 97,739.00                      |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   | SUBTOTAL  |                            |   | 507,376.56           | 507,376.56           | 507,376.56                        | 507,376.56                     |                |

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

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

| <b>Part II: Supporting Pages</b>               |  |                         |  |                      |                      |                              |                             |                                    |
|--|--|-------------------------|--|----------------------|----------------------|------------------------------|-----------------------------|------------------------------------|
| PHA Name: New Britain Housing Authority        |  |                         | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550108<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2008   |                             |                                    |
| Development Number<br>Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work                     |
|  |  |                         |  | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                                    |
| CT-501   | LEAD PAINT REMOVAL                           | 1460                    | 252  | 152,789.00           | 152,789.00           | 152,789.00                   | 152,789.00                  | COMPLETE                           |
| CT-502 A.                                      | KITCHEN REHAB                                | 1460                    | 160  | 63,695.60            | 63,695.60            | 63,695.60                    | 63,695.60                   | COMPLETE                           |
| B.   | REHAB PLAYGROUND & PLAYScape                 | 1470                    | 1  | 143,240.84           | 156,253.00           | 156,253.00                   | 156,253.00                  | COMPLETE                           |
| C.   | LEAD PAINT REMOVAL                           | 1460                    | 1  | 152,789.00           | 152,789.00           | 152,789.00                   | 152,789.00                  | COMPLETE                           |
| CT-503 A.                                      | INSTALL DOORBELLS                            | 1465.1                  | 60   | 10,000.00            | 10,000.00            | 10,000.00                    |                             | IN CONSTRUCTION                    |
| B.   | REPLACE CLOSET DOORS                         | 1460                    | 60   | 49,380.00            | 32,556.85            | 32,556.85                    |                             | IN CONSTRUCTION<br>BALANCE TO 2011 |
| CT-504 A.                                      | REPLACE SECURITY CAMERA & INTERCOM           | 1465                    | 1  | 8,556.00             | 9,826.33             | 9,826.33                     | 9,826.33                    | COMPLETE                           |
| B.   | REPLACE MAILBOXES                            | 1475                    | 70   | 11,000.00            | 11,010.66            | 11,010.66                    | 11,010.66                   | COMPLETE                           |
| CT-505 A.                                      | REPLACE SECURITY CAMERA & INTERCOM           | 1465                    | 1  | 8,556.00             | 9,826.33             | 9,826.33                     | 9,826.33                    | COMPLETE                           |
| B.   | REPLACE MAILBOXES                            | 1475                    | 104  | 11,000.00            | 11,010.66            | 11,010.66                    | 11,010.66                   | COMPLETE                           |
| CT-507 A.                                      | REPLACE SECURITY CAMERA & INTERCOM           | 1465                    | 1  | 8,556.00             | 9,826.33             | 9,826.33                     | 9,826.33                    | COMPLETE                           |
| B.   | REPLACE MAILBOXES                            | 1475                    | 100  | 11,032.00            | 11,010.68            | 11,010.68                    | 11,010.68                   | COMPLETE                           |
| CT-509   | ELEVATOR UPGRADES                            | 1475                    | 2  | 250,000.00           | 250,000.00           | 250,000.00                   | 250,000.00                  | IN CONSTRUCTION                    |
|  | SUBTOTAL                                     |                         |  | 880,594.44           | 880,594.44           | 880,594.44                   | 838,037.59                  |                                    |
|  | TOTAL  |                         |  | 1,387,971.00         | 1,387,971.00         | 1,387,971.00                 | 1,345,414.15                |                                    |

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: <b>New Britain Housing Authority</b>                              |   |                               |   |                                | <b>Federal FFY of Grant: 2009</b>             |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| CT-501  | 2010  | 2010                          | 2012  | 2011                           | COMPLETE                                      |
| CT-502 A.   | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| B.  | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| C.  | 2010  | 2010                          | 2012  | 2011                           | COMPLETE                                      |
| CT-503 A.   | 2010  | 2010                          | 2012  |                                | IN CONSTRUCTION                               |
| B.  | 2010  | 2010                          | 2012  |                                | IN CONSTRUCTION                               |
| CT-504 A.   | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| B.  | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| CT-505 A.   | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| B.  | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| CT-507 A.   | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| B.  | 2010  | 2010                          | 2012  | 2010                           | COMPLETE                                      |
| CT-509  | 2010  | 2010                          | 2012  |                                | IN CONSTRUCTION                               |

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



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

| Part I: Summary  |  |  |                      |                                |  |  |
|--|--|--|----------------------|--------------------------------|--|--|
| PHA Name: New Britain Housing Authority  |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550109<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      |                                | FFY of Grant: 2009<br>FFY of Grant Approval: |  |
| Type of Grant<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 )<br><input type="checkbox"/> Final Performance and Evaluation Report |  |  |                      |                                |  |  |
| Line   | Summary by Development Account                               | Total Estimated Cost   |                      | Total Actual Cost <sup>1</sup> |  |  |
|  |  | Original   | Revised <sup>2</sup> | Obligated                      | Expended                                     |  |
| 1  | Total non-CFP Funds  |  |                      |                                |  |  |
| 2  | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 137,929.00   | 137,929.00           | 137,929.00                     | 137,929.00                                   |  |
| 3  | 1408 Management Improvements                                 | 18,047.00  | *****                |                                |  |  |
| 4  | 1410 Administration (may not exceed 10% of line 21)          | 137,929.00   | 137,929.00           | 137,929.00                     | 137,929.00                                   |  |
| 5  | 1411 Audit   |  |                      |                                |  |  |
| 6  | 1415 Liquidated Damages                                      |  |                      |                                |  |  |
| 7  | 1430 Fees and Costs  | 286,047.00   | 316,397.76           | 316,397.76                     | 286,047.00                                   |  |
| 8  | 1440 Site Acquisition  |  |                      |                                |  |  |
| 9  | 1450 Site Improvement  |  |                      |                                |  |  |
| 10   | 1460 Dwelling Structures                                     | 690,387.00   | 645,157.00           | 645,157.00                     | 564,891.20                                   |  |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                      | 180,000.00   |                      |                                |  |  |
| 12   | 1470 Non-dwelling Structures                                 |  |                      |                                |  |  |
| 13   | 1475 Non-dwelling Equipment                                  | 127,000.00   | 141,879.24           | 141,879.24                     | 88,030.32                                    |  |
| 14   | 1485 Demolition  |  |                      |                                |  |  |
| 15   | 1492 Moving to Work Demonstration                            |  |                      |                                |  |  |
| 16   | 1495.1 Relocation Costs                                      |  |                      |                                |  |  |
| 17   | 1499 Development Activities <sup>4</sup>                     |  |                      |                                |  |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

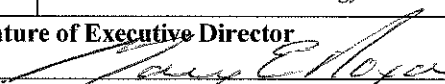
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

| <b>Part I: Summary</b>   |  |   |                       |  |   |
|--|--|---|-----------------------|--|---|
| <b>PHA Name:</b><br>New Britain<br><b>Housing Authority</b>  |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550109<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                       | <b>FFY of Grant: 2009</b><br><b>FFY of Grant Approval:</b>                     |   |
| <b>Type of Grant</b>   |  |   |                       |  |   |
| <input type="checkbox"/> Original Annual Statement   |  | <input type="checkbox"/> Reserve for Disasters/Emergencies  |                       | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 ) |   |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending:  |  | <input type="checkbox"/> Final Performance and Evaluation Report  |                       |  |   |
| Line   | Summary by Development Account   | Total Estimated Cost  |                       | Total Actual Cost <sup>1</sup>   |   |
|  |  | Original  | Revised <sup>2</sup>  | Obligated  | Expended                                    |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |   |                       |  |   |
| 18ba   | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                       |  |   |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |   |                       |  |   |
| 20   | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 1,379,292.00  | 1,379,292.00          | 1,379,292.00   | 1,214,826.52                                |
| 21   | Amount of line 20 Related to LBP Activities                              |   |                       |  |   |
| 22   | Amount of line 20 Related to Section 504 Activities                      |   |                       |  |   |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |   |                       |  |   |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |   |                       |  |   |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |   |                       |  |   |
| <b>Signature of Executive Director</b><br> |  |   | <b>Date</b><br>8/3/11 |  | <b>Signature of Public Housing Director</b> |
|  |  |   |                       |  | <b>Date</b>                                 |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

| <b>Part II: Supporting Pages</b>                  |   |                            |   |                      |                      |                                   |                                |                |
|---|---|----------------------------|---|----------------------|----------------------|-----------------------------------|--------------------------------|----------------|
| PHA Name: <b>New Britain Housing Authority</b>    |   |                            | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550109<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | <b>Federal FFY of Grant: 2009</b> |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity  | Total Estimated Cost |                      | Total Actual Cost                 |                                | Status of Work |
|   |   |                            |   | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup>   | Funds<br>Expended <sup>2</sup> |                |
| PHA WIDE  |   |                            |   |                      |                      |                                   |                                |                |
|   | DIRECTOR OF OPERATIONS                          | 1410                       |   | 39,000.00            | 39,000.00            | 39,000.00                         | 39,000.00                      |                |
|   | CLERK OF THE WORKS                              | 1410                       |   | 64,000.00            | 64,000.00            | 64,000.00                         | 64,000.00                      |                |
|   | EXECUTIVE ASSISTANT                             | 1410                       |   | 34,929.00            | 34,929.00            | 34,929.00                         | 34,929.00                      |                |
|   | OPERATIONS                                      | 1406                       |   | 137,929.00           | 137,929.00           | 137,929.00                        | 137,929.00                     |                |
|   | MANAGEMENT IMPROVEMENTS                         | 1408                       |   | ***                  | ***                  | ***                               |                                |                |
|   | ARCHITECT/ ENGINEER                             | 1430                       |   | 286,047.00           | 316,397.76           | 316,397.76                        | 286,047.00                     |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   |   |                            |   |                      |                      |                                   |                                |                |
|   | SUBTOTAL  |                            |   | 561,905.00           | 592,255.76           | 592,255.76                        | 561,905.00                     |                |

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

| <b>Part II: Supporting Pages</b>               |  |                         |  |                      |                      |                                   |                             |                 |
|--|--|-------------------------|--|----------------------|----------------------|-----------------------------------|-----------------------------|-----------------|
| PHA Name: <b>New Britain Housing Authority</b> |  |                         | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550109<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: <b>2009</b> |                             |                 |
| Development Number<br>Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost                 |                             | Status of Work  |
|  |  |                         |  | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup>      | Funds Expended <sup>2</sup> |                 |
| CT-502   | REPLACE INTERIOR DOORS                       | 1460                    | 160  | 460,898.00           | 398,168.00           | 398,168.00                        | 358,351.20                  | IN CONSTRUCTION |
| CT-503   | CLOSET DOORS & DOORBELLS                     | 1460                    | 60   | ***                  | 17,500.00            | 17,500.00                         |                             |                 |
| CT-504   | PAINT & CARPET COMMON AREAS                  | 1460                    | 1  | 57,372.25            | 57,372.25            | 57,372.25                         | 51,635.00                   | UNDER CONTRACT  |
| CT-505   | PAINT & CARPET COMMON AREAS                  | 1460                    | 1  | 57,372.25            | 57,372.25            | 57,372.25                         | 51,635.00                   | UNDER CONTRACT  |
| CT-507   | PAINT & CARPET COMMON AREAS                  | 1460                    | 1  | 57,372.25            | 57,372.25            | 57,372.25                         | 51,635.00                   | UNDER CONTRACT  |
| CT-509 A.                                      | PAINT & CARPET COMMON AREAS                  | 1460                    | 1  | 57,372.25            | 57,372.25            | 57,372.25                         | 51,635.00                   | UNDER CONTRACT  |
| B.   | ELEVATOR UPGRADES                            | 1475                    | 2  | 127,000.00           | 141,879.24           | 141,879.24                        | 88,030.32                   | IN CONSTRUCTION |
|  |  |                         |  |                      |                      |                                   |                             |                 |
|  |  |                         |  |                      |                      |                                   |                             |                 |
|  |  |                         |  |                      |                      |                                   |                             |                 |
|  | SUBTOTAL                                     |                         |  | 997,387.00           | 787,036.24           | 787,036.24                        | 652,921.52                  |                 |
|  | TOTAL  |                         |  | 1,379,292.00         | 1,379,292.00         | 1,379,292.00                      | 1,214,826.52                |                 |

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

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



| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                   |   |
|---|---|-------------------------------|---|-----------------------------------|---|
| PHA Name: <b>New Britain Housing Authority</b>                              |   |                               |   | <b>Federal FFY of Grant: 2011</b> |   |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                   | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date    |   |
| CT-502  | 2011  |                               | 2013  |                                   |   |
| CT-503  | 2011  |                               | 2013  |                                   |   |
| CT-503 A.   | 2011  |                               | 2013  |                                   |   |
| CT-504  | 2011  |                               | 2013  |                                   |   |
| CT-505  | 2011  |                               | 2013  |                                   |   |
| CT-507  | 2011  |                               | 2013  |                                   |   |
| CT-509 A.   | 2011  |                               | 2013  |                                   |   |
| B.  | 2011  |                               | 2013  |                                   |   |
|   |   |                               |   |                                   |   |
|   |   |                               |   |                                   |   |

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



| <b>Part I: Summary</b>   |  |  |                      | FFY of Grant: 2009             |            |
|--|--|--|----------------------|--------------------------------|------------|
| PHA Name: New Britain Housing Authority  |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26S00500109<br>Replacement Housing Factor Grant No:<br>Date of CFFP: 3/18/2009 |                      | FFY of Grant Approval:         |            |
| Type of Grant<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies |  | Revised Annual Statement (revision no: )   |                      |                                |            |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending:  |  | x Final Performance and Evaluation Report X Final  |                      |                                |            |
| Line   | Summary by Development Account                               | Total Estimated Cost   |                      | Total Actual Cost <sup>1</sup> |            |
|  |  | Original   | Revised <sup>2</sup> | Obligated                      | Expended   |
| 1  | Total non-CFP Funds  |  |                      |                                |            |
| 2  | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> |  |                      |                                |            |
| 3  | 1408 Management Improvements                                 |  |                      |                                |            |
| 4  | 1410 Administration (may not exceed 10% of line 21)          | 134,000.00   | 134,000.00           | 134,000.00                     | 134,000.00 |
| 5  | 1411 Audit   |  |                      |                                |            |
| 6  | 1415 Liquidated Damages                                      |  |                      |                                |            |
| 7  | 1430 Fees and Costs  | 187,090.40   | 187,091.00           | 187,091.00                     | 187,090.40 |
| 8  | 1440 Site Acquisition  |  |                      |                                |            |
| 9  | 1450 Site Improvement  | 192,538.90   | 192,539.00           | 192,539.00                     | 192,538.90 |
| 10   | 1460 Dwelling Structures                                     | 528,000.00   | 528,000.00           | 528,000.00                     | 528,000.00 |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                      | 719,998.00   | 719,998.00           | 719,998.00                     | 719,998.70 |
| 12   | 1470 Non-dwelling Structures                                 |  |                      |                                |            |
| 13   | 1475 Non-dwelling Equipment                                  |  |                      |                                |            |
| 14   | 1485 Demolition  |  |                      |                                |            |
| 15   | 1492 Moving to Work Demonstration                            |  |                      |                                |            |
| 16   | 1495.1 Relocation Costs                                      |  |                      |                                |            |
| 17   | 1499 Development Activities <sup>4</sup>                     |  |                      |                                |            |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

| <b>Part I: Summary</b>   |  |   |                      |                                      |   |  |
|--|--|---|----------------------|--------------------------------------|---|--|
| PHA Name:<br>New Britain<br>Housing Authority  |  | Grant Type and Number<br>Capital Fund Program Grant No: CTS00550109, REVISION 5, FINAL<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      |                                      | FFY of Grant:2009<br>FFY of Grant Approval: |  |
| Type of Grant<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5, FINAL )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |   |                      |                                      |   |  |
| Line   | Summary by Development Account   | Total Estimated Cost  |                      | Total Actual Cost <sup>1</sup>       |   |  |
|  |  | Original  | Revised <sup>2</sup> | Obligated                            | Expended                                    |  |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |   |                      |                                      |   |  |
| 18ba   | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                      |                                      |   |  |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |   |                      |                                      |   |  |
| 20   | Amount of Annual Grant: (sum of lines 2 - 19)                            | 1,761,628.00  | 1,761,628.00         | 1,761,628.00                         | 1,761,628.00                                |  |
| 21   | Amount of line 20 Related to LBP Activities                              |   |                      |                                      |   |  |
| 22   | Amount of line 20 Related to Section 504 Activities                      |   |                      |                                      |   |  |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |   |                      |                                      |   |  |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |   |                      |                                      |   |  |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |   |                      |                                      |   |  |
| Signature of Executive Director  |  | Date  |                      | Signature of Public Housing Director |   |  |
| <i>Mary E. Joyce</i>   |  | 6/15/11   |                      |                                      |   |  |

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



| <b>Part II: Supporting Pages</b>            |  |                         |  |                      |                      |                              |                             |                |
|---|--|-------------------------|--|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| PHA Name: New Britain Housing Authority     |  |                         | Grant Type and Number<br>Capital Fund Program Grant No: CT26S00550109<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2009   |                             |                |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |
|   |  |                         |  | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
| CT 5-2<br>A.                                | Window Replacement                           | 1460                    | 160  | 528,000.00           | 528,000.00           | 528,000.00                   | 528,000.00                  |                |
| Oval<br>Grove                               | Site Lighting Replacement                    | 1450                    |  | 192,539.000          | 192,539.00           | 192,539.00                   | 192,539.00                  |                |
| CT 5-3<br>A.                                | Replace Heating System                       | 1465                    | 11   | 221,000.00           | 221,000.00           | 221,000.00                   | 221,000.00                  |                |
| Knapp<br>Village                            |  |                         |  |                      |                      |                              |                             |                |
| CT 5-4<br>A.<br>Kennedy Apt                 | Replace Heating System                       | 1465                    | 2  | 355,466.12           | 355,466.12           | 355,466.12                   | 355,466.12                  |                |
| B.  | Refurbish Fire Pumps                         | 1465                    | 1  | 28030.86             | 28,030.86            | 28,030.86                    | 28,030.86                   |                |
| C.  | Replace Roof Exhaust Units                   | 1465                    |  | 19,814.00            | 19,814.00            | 19,814.00                    | 19,813.33                   |                |
| CT-5<br>Ribicoff Apt                        | A. Refurbish Fire Pumps                      | 1465                    | 1  | 23,031.86            | 28,030.86            | 28,030.86                    | 28,030.86                   |                |
| B.  | Replace Roof Exhaust Units                   | 1465                    |  | 19,813.00            | 19,813.00            | 19,813.00                    | 19,813.33                   |                |
| CT-7<br>A.<br>Graham Apt                    | Refurbish Fire Pumps                         | 1465                    | 1  | 28,031.00            | 28,031.76            | 28,031.76                    | 25,228.00                   |                |
| B.  | Replace Roof Exhaust Units                   | 1465                    |  | 19,813.00            | 19,813.00            | 19,813.00                    | 19,813.34                   |                |
|   | SUBTOTAL                                     |                         |  | 1,440,537.00         | 1,440,537.00         | 1,440,537.00                 | 1,440,537.00                |                |
|   | TOTAL  |                         |  | 1,761,628.00         | 1,761,628.00         | 1,761,628.00                 | 1,761,628.00                |                |

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

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

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

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: New Britain Housing Authority                                     |   |                               |   |                                | Federal FFY of Grant: 2009                    |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| CT5-2   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |
| CT5-3   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |
| CT5-4   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |
|   | B.  | 3/18/2010                     |   | 3/18/2012                      |   |
|   | C.  | 3/18/2009                     |   | 3/18/2012                      |   |
| CT5-5   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |
|   | B.  | 3/18/2010                     |   | 3/18/2012                      |   |
| CT5-7   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |
|   | B.  | 3/18/2010                     |   | 3/18/2012                      |   |
| CT5-9   | A.  | 3/18/2010                     |   | 3/18/2012                      |   |

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





| <b>Part I: Summary</b>  |  |   |                      |                                |  |
|---|--|---|----------------------|--------------------------------|--|
| PHA Name: New Britain Housing Authority   |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550110, Revision #2<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      |                                | FFY of Grant: 2010<br>FFY of Grant Approval: |
| Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2 )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |   |                      |                                |  |
| Line  | Summary by Development Account                               | Total Estimated Cost  |                      | Total Actual Cost <sup>1</sup> |  |
|   |  | Original  | Revised <sup>2</sup> | Obligated                      | Expended                                     |
| 1   | Total non-CFP Funds  |   |                      |                                |  |
| 2   | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 137,465.00  | 137,465.00           | 137,465.00                     | 137,465.00                                   |
| 3   | 1408 Management Improvements                                 | 39,346.00   | 39,346.00            | 39,346.00                      | 4,971.67                                     |
| 4   | 1410 Administration (may not exceed 10% of line 21)          | 137,465.00  | 137,465.00           | 137,465.00                     | 137,465.00                                   |
| 5   | 1411 Audit   |   |                      |                                |  |
| 6   | 1415 Liquidated Damages                                      |   |                      |                                |  |
| 7   | 1430 Fees and Costs  | 88,000.00   | 238,000.00           | 238,000.00                     | 122,904.71                                   |
| 8   | 1440 Site Acquisition  |   |                      |                                |  |
| 9   | 1450 Site Improvement  | 275,000.00  | 125,000.00           |                                |  |
| 10  | 1460 Dwelling Structures                                     | 600,000.00  | 600,000.00           |                                |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                      |   |                      |                                |  |
| 12  | 1470 Non-dwelling Structures                                 | 35,000.00   | 35,000.00            |                                |  |
| 13  | 1475 Non-dwelling Equipment                                  | 62,377.00   | 62,377.00            |                                |  |
| 14  | 1485 Demolition  |   |                      |                                |  |
| 15  | 1492 Moving to Work Demonstration                            |   |                      |                                |  |
| 16  | 1495.1 Relocation Costs                                      |   |                      |                                |  |
| 17  | 1499 Development Activities <sup>4</sup>                     |   |                      |                                |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

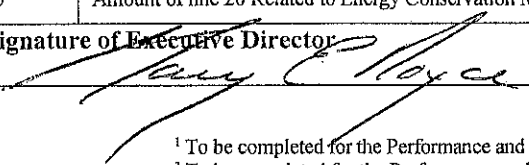
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

| <b>Part I: Summary</b>   |  |  |                      |  |            |
|--|--|--|----------------------|--|------------|
| PHA Name:  |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550110 , Revision #2<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      | FFY of Grant: 2010<br>FFY of Grant Approval: |            |
| Type of Grant<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |  |                      |  |            |
| Line   | Summary by Development Account   | Total Estimated Cost   |                      | Total Actual Cost <sup>1</sup>               |            |
|  |  | Original   | Revised <sup>2</sup> | Obligated                                    | Expended   |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |  |                      |  |            |
| 18ba   | 9000 Collateralization or Debt Service paid Via System of Direct Payment |  |                      |  |            |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |  |                      |  |            |
| 20   | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 1,374,653.00   | 1,374,653.00         | 552,276.00                                   | 402,806.38 |
| 21   | Amount of line 20 Related to LBP Activities                              |  |                      |  |            |
| 22   | Amount of line 20 Related to Section 504 Activities                      | 600,000.00   | 600,000.00           |  |            |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |  |                      |  |            |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |  |                      |  |            |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |  |                      |  |            |
| Signature of Executive Director  |  |  | Date                 | Signature of Public Housing Director         |            |
|    |  |  | 5/20/11              |  |            |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

| Part II: Supporting Pages                         |   |                            |  |                      |                      |                                 |                                |                |
|---|---|----------------------------|--|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: New Britain Housing Authority           |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550110 , Revision #2<br>CFPP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2010      |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|   |   |                            |  | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| PHA WIDE  |   |                            |  |                      |                      |                                 |                                |                |
|   | DIRECTOR OF OPERATIONS                          | 1410                       |  | 39,000.00            | 39,000.00            | 39,000.00                       | 39,000.00                      |                |
|   | CLERK OF THE WORKS                              | 1410                       |  | 64,000.00            | 64,000.00            | 64,000.00                       | 64,000.00                      |                |
|   | EXECUTIVE ASSISTANT                             | 1410                       |  | 34,465.00            | 34,465.00            | 34,465.00                       | 34,465.00                      |                |
|   | OPERATIONS                                      | 1406                       |  | 137,465.00           | 137,465.00           | 137,465.00                      | 137,465.00                     |                |
|   | MANAGEMENT IMPROVEMENTS                         | 1408                       |  | 39,346.00            | 39,346.00            | 39,346.00                       | 4,971.67                       |                |
|   | ARCHITECT/ ENGINEER                             | 1430                       |  | 88,000.00            | 238,000.00           | 238,000.00                      | 122,904.71                     |                |
|   |   |                            |  |                      |                      |                                 |                                |                |
|   |   |                            |  |                      |                      |                                 |                                |                |
|   |   |                            |  |                      |                      |                                 |                                |                |
|   |   |                            |  |                      |                      |                                 |                                |                |
|   |   |                            |  |                      |                      |                                 |                                |                |
|   | SUBTOTAL  |                            |  | 402,276.00           | 552,276.00           | 552,276.00                      | 402,806.38                     |                |

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

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

| Part II: Supporting Pages                         |   |                            |   |                      |                      |                                 |                                |                  |
|---|---|----------------------------|---|----------------------|----------------------|---------------------------------|--------------------------------|------------------|
| PHA Name: New Britain Housing Authority           |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550110, Revision #2<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2010      |                                |                  |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity  | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work   |
|   |   |                            |   | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                  |
| CT502 OVAL<br>GROVE<br>A.                         | ADA CONVERSION                                  | 1460                       | 4   | 400,000.00           | 400,000.00           |                                 |                                |                  |
| B.  | APT CONVERSION TO FLATS                         | 1460                       | 4   | 200,000.00           | 200,000.00           |                                 |                                |                  |
| CT 503 KNAPP<br>VILLAGE<br>A.                     | RESURFACE PARKING LOTS                          | 1450                       | 3   | 150,000.00           | -----0--             |                                 |                                | Moved to<br>2012 |
| B.  | REPAIR SIDEWALKS                                | 1450                       |   | 100,000.00           | 100,000.00           |                                 |                                |                  |
| CT 504 KENNEDY<br>APTS                            | REPAIR SIDEWALKS                                | 1450                       |   | 25,000.00            | 25,000.00            |                                 |                                |                  |
| CT 507 GRAHAM<br>APTS<br>A.                       | REPLACE PATIO DOORS AND<br>RAILINGS             | 1470                       | 8   | 35,000.00            | 35,000.00            |                                 |                                |                  |
| B.  | REPLACE COMMON AREA<br>HEATERS                  | 1475                       | 27  | 18,000.00            | 18,000.00            |                                 |                                |                  |
| CT 509 D'AMATO<br>APTS                            | REPLACE EMERGENCY FIRE<br>PANEL                 | 1475                       | 1   | 44,377.00            | 44,377.00            |                                 |                                |                  |
|   |   |                            |   |                      |                      |                                 |                                |                  |
|   | SUBTOTAL  |                            |   | 972,377.00           | 822,377.00           | ----0----                       | ----0----                      |                  |
|   | TOTAL   |                            |   | 1,374,653.00         | 1,374,653.00         | 552,276.00                      | 402,806.38                     |                  |
|   |   |                            |   |                      |                      |                                 |                                |                  |

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

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

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

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

| Part III: Implementation Schedule for Capital Fund Financing Program |   |                               |   |                                |   |
|--|---|-------------------------------|---|--------------------------------|---|
| PHA Name: New Britain Housing Authority                              |   |                               |   | Federal FFY of Grant: 2010     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                    | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|  | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| CT502 OVAL GROVE<br>A.   | 2012  |                               | 2014  |                                |   |
| B.   | 2012  |                               | 2014  |                                |   |
| CT 503 KNAPP VILLAGE<br>A.   | 2012  |                               | 2014  |                                |   |
| B.   | 2012  |                               | 2014  |                                |   |
| CT 504 KENNEDY APTS  | 2012  |                               | 2014  |                                |   |
| CT 507 GRAHAM APTS<br>A.   | 2012  |                               | 2014  |                                |   |
| B.   | 2012  |                               | 2014  |                                |   |
| CT 509 D'AMATO APTS.   | 2012  |                               | 2014  |                                |   |
|  |   |                               |   |                                |   |
|  |   |                               |   |                                |   |
|  |   |                               |   |                                |   |

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



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

| Part I: Summary   |  |  |                      |                                |  |  |
|---|--|--|----------------------|--------------------------------|--|--|
| PHA Name: New Britain Housing Authority   |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550111<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      |                                | FFY of Grant: 2011<br>FFY of Grant Approval: |  |
| Type of Grant<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |  |                      |                                |  |  |
| Line  | Summary by Development Account                               | Total Estimated Cost   |                      | Total Actual Cost <sup>1</sup> |  |  |
|   |  | Original   | Revised <sup>2</sup> | Obligated                      | Expended                                     |  |
| 1   | Total non-CFP Funds  |  |                      |                                |  |  |
| 2   | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 137,465.00   | ***                  |                                |  |  |
| 3   | 1408 Management Improvements                                 | 14,346.00  | 14,346.00            |                                |  |  |
| 4   | 1410 Administration (may not exceed 10% of line 21)          | 137,465.00   | 137,465.00           |                                |  |  |
| 5   | 1411 Audit   |  |                      |                                |  |  |
| 6   | 1415 Liquidated Damages                                      |  |                      |                                |  |  |
| 7   | 1430 Fees and Costs  | 88,000.00  | 88,000.00            |                                |  |  |
| 8   | 1440 Site Acquisition  |  |                      |                                |  |  |
| 9   | 1450 Site Improvement  | 30,000.00  | 30,000.00            |                                |  |  |
| 10  | 1460 Dwelling Structures                                     | 474,023.00   | 474,023.00           |                                |  |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                      |  |                      |                                |  |  |
| 12  | 1470 Non-dwelling Structures                                 | 372,377.00   | 195,149.00           |                                |  |  |
| 13  | 1475 Non-dwelling Equipment                                  | 120,977.00   | 195,977.00           |                                |  |  |
| 14  | 1485 Demolition  |  |                      |                                |  |  |
| 15  | 1492 Moving to Work Demonstration                            |  |                      |                                |  |  |
| 16  | 1495.1 Relocation Costs                                      |  |                      |                                |  |  |
| 17  | 1499 Development Activities <sup>4</sup>                     |  |                      |                                |  |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

| <b>Part I: Summary</b>   |  |   |                      |  |          |
|--|--|---|----------------------|--|----------|
| <b>PHA Name:</b><br>New Britain<br><b>Housing Authority</b>  |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550111<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      | <b>FFY of Grant: 2011</b><br><b>FFY of Grant Approval:</b> |          |
| <b>Type of Grant</b><br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |   |                      |  |          |
| Line   | Summary by Development Account   | Total Estimated Cost  |                      | Total Actual Cost <sup>1</sup>                             |          |
|  |  | Original  | Revised <sup>2</sup> | Obligated  | Expended |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |   |                      |  |          |
| 18ba   | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                      |  |          |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |   |                      |  |          |
| 20   | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 1,374,653.00  | 1,134,960.00         |  |          |
| 21   | Amount of line 20 Related to LBP Activities                              |   |                      |  |          |
| 22   | Amount of line 20 Related to Section 504 Activities                      | 20,000.00   | 20,000.00            |  |          |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |   |                      |  |          |
| 24   | Amount of line 20 Related to Security - Hard Costs                       | 55,000.00   | 130,000.00           |  |          |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |   | 18,000.00            |  |          |
| <b>Signature of Executive Director:</b><br><i>Mary E. Royce</i>  |  | <b>Date:</b><br>8-1-11  |                      | <b>Signature of Public Housing Director</b>                |          |
|  |  |   |                      | <b>Date</b>  |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



| <b>Part II: Supporting Pages</b>                  |   |                            |   |                      |                      |                                 |                                |                |
|---|---|----------------------------|---|----------------------|----------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: New Britain Housing Authority           |   |                            | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550111<br>CFFP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2011      |                                |                |
| Development Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories | Development<br>Account No. | Quantity  | Total Estimated Cost |                      | Total Actual Cost               |                                | Status of Work |
|   |   |                            |   | Original             | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                |
| PHA WIDE  |   |                            |   |                      |                      |                                 |                                |                |
|   | DIRECTOR OF OPERATIONS                          | 1410                       |   | 39,000.00            | 39,000.00            |                                 |                                |                |
|   | CLERK OF THE WORKS                              | 1410                       |   | 64,000.00            | 64,000.00            |                                 |                                |                |
|   | EXECUTIVE ASSISTANT                             | 1410                       |   | 34,465.00            | 34,465.00            |                                 |                                |                |
|   | OPERATIONS                                      | 1406                       |   | 137,465.00           | ***                  |                                 |                                |                |
|   | MANAGEMENT IMPROVEMENTS                         | 1408                       |   | 14,346.00            | 14,346.00            |                                 |                                |                |
|   | ARCHITECT/ ENGINEER                             | 1430                       |   | 88,000.00            | 88,000.00            |                                 |                                |                |
|   |   |                            |   |                      |                      |                                 |                                |                |
|   |   |                            |   |                      |                      |                                 |                                |                |
|   |   |                            |   |                      |                      |                                 |                                |                |
|   |   |                            |   |                      |                      |                                 |                                |                |
|   |   |                            |   |                      |                      |                                 |                                |                |
|   | SUBTOTAL  |                            |   | 377,276.00           | 239,811.00           |                                 |                                |                |

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

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

| <b>Part II: Supporting Pages</b>            |  |                         |  |                      |                      |                              |                             |                |
|---|--|-------------------------|--|----------------------|----------------------|------------------------------|-----------------------------|----------------|
| PHA Name: New Britain Housing Authority     |  |                         | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550111<br>CFPP (Yes/ No):<br>Replacement Housing Factor Grant No: |                      |                      | Federal FFY of Grant: 2011   |                             |                |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Work |
|   |  |                         |  | Original             | Revised <sup>1</sup> | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                |
| CT-501                                      | INSTALL SECURITY CAMERAS                     | 1475                    |  | 13,000.00            | 56,000.00            |                              |                             |                |
| CT-502                                      | INSTALL SECURITY CAMERAS                     | 1475                    |  | 12,000.00            | 44,000.00            |                              |                             |                |
| CT-503                                      | SITE LIGHTING UPGRADES                       | 1450                    |  | 30,00.00             | 30,000.00            |                              |                             |                |
| CT-504                                      | BUILDING BRICK REPOINTING                    | 1470                    |  | 80,000.00            | 73,969.00            |                              |                             |                |
| CT-505 A.                                   | REHAB COMPLETE BATHROOM                      | 1460                    | 104  | 270,400.00           | 270,400.00           |                              |                             |                |
| B.  | REPL. COMMON AREA HEATERS                    | 1475                    | 56   | 18,000.00            | 18,000.00            |                              |                             |                |
| C.  | BUILDING BRICK REPOINTING                    | 1470                    |  | 200,000.00           | ***                  |                              |                             | MOVE 2012      |
| D.  | RESURF BALC DECKS & CEILING                  | 1470                    | 8  | 72,377.00            | 101,180.00           |                              |                             |                |
| CT-509 A.                                   | INSTALL ADA PATIO DOOR                       | 1470                    |  | 20,000.00            | 20,000.00            |                              |                             |                |
| B.  | REPLACE AIR ANDLING UNITS                    | 1475                    | 3  | 77,977.00            | 77,977.00            |                              |                             |                |
| C.  | REPLACE APT. CARPETING                       | 1460                    | 58   | 203,623.00           | 203,623.00           |                              |                             |                |
|   | SUBTOTAL                                     |                         |  | 977,377.00           | 895,149.00           |                              |                             |                |
|   | TOTAL  |                         |  | 1,374,653.00         | 1,134,960.00         |                              |                             |                |

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

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

| Part III: Implementation Schedule for Capital Fund Financing Program |   |                               |   |                                |   |
|--|---|-------------------------------|---|--------------------------------|---|
| PHA Name: New Britain Housing Authority                              |   |                               |   | Federal FFY of Grant: 2011     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                    | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|  | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| CT-501   | 2013  |                               | 2015  |                                |   |
| CT-502   | 2013  |                               | 2015  |                                |   |
| CT-503   | 2013  |                               | 2015  |                                |   |
| CT-504   | 2013  |                               | 2015  |                                |   |
| CT-505 A.  | 2013  |                               | 2015  |                                |   |
| B.   | 2013  |                               | 2015  |                                |   |
| C.   |   |                               |   |                                |   |
| D.   | 2013  |                               | 2015  |                                |   |
| CT-509 A.  | 2013  |                               | 2015  |                                |   |
| B.   | 2013  |                               | 2015  |                                |   |
| C.   | 2013  |                               | 2015  |                                |   |

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



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

| Part I: Summary   |  |  |                      |                                |  |
|---|--|--|----------------------|--------------------------------|--|
| PHA Name: New Britain Housing Authority   |  | Grant Type and Number<br>Capital Fund Program Grant No: CT26P00550112<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                      |                                | FFY of Grant: 2012<br>FFY of Grant Approval: |
| Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |  |                      |                                |  |
| Line  | Summary by Development Account                               | Total Estimated Cost   |                      | Total Actual Cost <sup>1</sup> |  |
|   |  | Original   | Revised <sup>2</sup> | Obligated                      | Expended                                     |
| 1   | Total non-CFP Funds  |  |                      |                                |  |
| 2   | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> |  |                      |                                |  |
| 3   | 1408 Management Improvements                                 |  |                      |                                |  |
| 4   | 1410 Administration (may not exceed 10% of line 21)          | 113,496.00   |                      |                                |  |
| 5   | 1411 Audit   |  |                      |                                |  |
| 6   | 1415 Liquidated Damages                                      |  |                      |                                |  |
| 7   | 1430 Fees and Costs  | 81,969.00  |                      |                                |  |
| 8   | 1440 Site Acquisition  |  |                      |                                |  |
| 9   | 1450 Site Improvement  |  |                      |                                |  |
| 10  | 1460 Dwelling Structures                                     | 721,495.00   |                      |                                |  |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable                      |  |                      |                                |  |
| 12  | 1470 Non-dwelling Structures                                 | 200,000.00   |                      |                                |  |
| 13  | 1475 Non-dwelling Equipment                                  | 18,000.00  |                      |                                |  |
| 14  | 1485 Demolition  |  |                      |                                |  |
| 15  | 1492 Moving to Work Demonstration                            |  |                      |                                |  |
| 16  | 1495.1 Relocation Costs                                      |  |                      |                                |  |
| 17  | 1499 Development Activities <sup>4</sup>                     |  |                      |                                |  |

<sup>1</sup> To be completed for the Performance and Evaluation Report.



<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 3/31/2014**

| <b>Part I: Summary</b>  |  |   |                       |  |   |  |
|---|--|---|-----------------------|--|---|--|
| <b>PHA Name:</b><br>New Britain<br>Housing Authority  |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: CT26P00550112<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |                       | <b>FFY of Grant: 2012</b><br><b>FFY of Grant Approval:</b> |   |  |
| <b>Type of Grant</b><br><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      )<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report |  |   |                       |  |   |  |
| Line  | Summary by Development Account   | Total Estimated Cost  |                       | Total Actual Cost <sup>1</sup>                             |   |  |
|   |  | Original  | Revised <sup>2</sup>  | Obligated  | Expended  |  |
| 18a   | 1501 Collateralization or Debt Service paid by the PHA                   |   |                       |  |   |  |
| 18ba  | 9000 Collateralization or Debt Service paid Via System of Direct Payment |   |                       |  |   |  |
| 19  | 1502 Contingency (may not exceed 8% of line 20)                          |   |                       |  |   |  |
| 20  | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 1,134,960.00  |                       |  |   |  |
| 21  | Amount of line 20 Related to LBP Activities                              |   |                       |  |   |  |
| 22  | Amount of line 20 Related to Section 504 Activities                      |   |                       |  |   |  |
| 23  | Amount of line 20 Related to Security - Soft Costs                       |   |                       |  |   |  |
| 24  | Amount of line 20 Related to Security - Hard Costs                       |   |                       |  |   |  |
| 25  | Amount of line 20 Related to Energy Conservation Measures                | 18,000.00   |                       |  |   |  |
| <b>Signature of Executive Director</b><br>  |  |   | <b>Date</b><br>8/3/11 |  | <b>Signature of Public Housing Director</b><br> |  |
| <b>Date</b>   |  |   |                       |  |   |  |

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







| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: New Britain Housing Authority                                     |   |                               |   | Federal FFY of Grant: 2012     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
| CT-505  | 2014  |                               | 2016  |                                |   |
| CT-507 A.   | 2014  |                               | 2016  |                                |   |
| B.  | 2014  |                               | 2016  |                                |   |
| CT-509  | 2014  |                               | 2016  |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
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|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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

| <b>Part III: Implementation Schedule for Capital Fund Financing Program</b> |   |                               |   |                                |   |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: New Britain Housing Authority                                     |   |                               |   | Federal FFY of Grant: 2012     |   |
| Development Number<br>Name/PHA-Wide<br>Activities                           | All Fund Obligated<br>(Quarter Ending Date) |                               | All Funds Expended<br>(Quarter Ending Date) |                                | Reasons for Revised Target Dates <sup>1</sup> |
|   | Original<br>Obligation End<br>Date          | Actual Obligation<br>End Date | Original Expenditure<br>End Date            | Actual Expenditure End<br>Date |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
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|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |
|   |   |                               |   |                                |   |

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

| <b>Part I: Summary</b>                           |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| PHA Name/Number <b>New Britain Housing Auth.</b> |  | New Britain, Connecticut                     |  |  | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No:        |
| A.   | Development Number and Name  | Work Statement for Year 1<br>FFY <u>2012</u> | Work Statement for Year 2<br>FFY <u>2013</u> | Work Statement for Year 3<br>FFY <u>2014</u> | Work Statement for Year 4<br>FFY <u>2015</u>             | Work Statement for Year 5<br>FFY <u>2016</u> |
|  | CT501 MT PLEASANT<br>CT502 OVAL GROVE<br>CT503 KNAPP VILLAGE<br>CT504 KENNEDY APTS<br>CT505 RIBICOFF APTS<br>CT507 GRAHAM APTS<br>CT509 D'AMATO APTS |  |  |  |  |  |
| B.   | Physical Improvements Subtotal   | Annual Statement                             | 939,495.00                                   | 939,495.00                                   | 939,495.00   | 939,495.00                                   |
| C.   | Management Improvements  |  |  |  |  |  |
| D.   | PHA-Wide Non-dwelling Structures and Equipment   |  |  |  |  |  |
| E.   | Administration   |  | 113,496.00                                   | 113,496.00                                   | 113,496.00   | 113,496.00                                   |
| F.   | Fees and Cost  |  | 81,969.00                                    | 81,969.00                                    | 81,969.00  | 81,969.00                                    |
| G.   | Operations   |  |  |  |  |  |
| H.   | Demolition   |  |  |  |  |  |
| I.   | Development  |  |  |  |  |  |
| J.   | Capital Fund Financing -- Debt Service   |  |  |  |  |  |
| K.   | Total CFP Funds  |  | 1,134,960.00                                 | 1,134,960.00                                 | 1,134,960.00   | 1,134,960.00                                 |
| L.   | Total Non-CFP Funds  |  |  |  |  |  |
| M.   | Grand Total  |  |  |  |  |  |

| Part II: Supporting Pages – Physical Needs Work Statement(s) |   |              |                |   |          |                |
|--|---|--------------|----------------|---|----------|----------------|
| Work Statement for Year 1 FFY 2012                           | Work Statement for Year 2 FFY 2013                                      |              |                | Work Statement for Year: 3 FFY 2014                                     |          |                |
|  | Development Number/Name<br>General Description of Major Work Categories | Quantity     | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement   | CT 501 MT PLEASANT SOFFIT & GUTTER REPLACEMENT                          | 24 BUILDINGS | 145,000.00     | CT 501 MT PLEASANT REPLACE EXTERIOR DOORS                               | 188      | 167,060.00     |
|  | REHAB KITCHENS  | 188          | 694,495.00     |   |          |                |
|  |   |              |                | CT 502 OVAL GROVE SIDING IMPROVEMENTS                                   | 20       | 196,000.00     |
|  | CT 504 KENNEDY REPAIR BALCONIES & RAILINGS                              | 12           | 75,000.00      |   |          |                |
|  | INSTALL LOWER PEEPHOES  | 70           | 5,000.00       | CT 503 KNAPP VILLAGE REMOVE OIL TANK                                    | 1        | 190,000.00     |
|  |   |              |                |   |          |                |
|  | CT 509 REHAB COMMON AREA BATH ADA                                       | 3            | 20,000.00      | CT 504 KENNEDY REPLACE ROOF   | 1        | 230,435.00     |
|  |   |              |                |   |          |                |
|  |   |              |                | CT 505 RIBICOFF REPLACE CLOSET DOORS                                    | 312      | 156,000.00     |
|  |   |              |                |   |          |                |
|  | Subtotal of Estimated Cost  |              | \$939,495.00   | Subtotal of Estimated Cost  |          | \$939,495.00   |

| Part II: Supporting Pages – Physical Needs Work Statement(s) |   |                       |                |   |          |                |
|--|---|-----------------------|----------------|---|----------|----------------|
| Work Statement for Year 1 FFY 2012                           | Work Statement for Year 4 FFY 2015                                      |                       |                | Work Statement for Year: 5 FFY 2016                                     |          |                |
|  | Development Number/Name<br>General Description of Major Work Categories | Quantity              | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost |
| See  | CT 501 MT PLEASANT/<br>REPLACE STORM DOORS                              | 24 BUILDINGS<br>(376) | 112,800.00     | CT 501 MT PLEASANT/ ADA CONVERSIONS                                     | 9        | 900,000.00     |
| Annual   | PARKING LOT REPAIR  |                       | 296,818.00     | SECURITY LIGHTING   |          | 39,495.00      |
| Statement  | CT 502 OVAL GROVE<br>REPLACE STORM DOORS                                | 320                   | 96,000.00      |   |          |                |
|  | CT 504 KENNEDY DRIVEWAY ENTRANCE  |                       | 50,000.00      |   |          |                |
|  | CT 507 GRAHAM REHAB COMMON KITCHEN & BATHROOMS                          | 4                     | 123,877.00     |   |          |                |
|  | CT 509 D'AMATO REPLACE ROOF AND RESEAL                                  |                       | 160,000.00     |   |          |                |
|  | CT 504, CT 505<br>CT 507, CT 509<br>INSTALL SECURITY CAMERAS            |                       | 100,000.00     |   |          |                |
| Cost   | Subtotal of Estimated   |                       | \$939,495.00   | Subtotal of Estimated Cost  |          | \$939,495.00   |

Resident Advisory Board Meeting

Annual Plan

02/15/2011

Participants: Jean Burby, Ribicoff Building, Theresa Hawley, Knapp Village, Nellie Rivera, Kennedy Building, Noemi Medina, Graham Building, Arlie Smith, Kennedy Building, Ronald Young, Kennedy Building, Eddie Rose, Kennedy Building, Phil Mireles, Property Manager, Juan Verdue, HRA, Frank Smith, Commissioner, Evelyn Rodriguez, Property Manager, Joe Girgenti, Ribicoff Building, Betty Evans, Housign Asset Manager

The following was discussed:

First meeting to discuss the purpose of the Annual Plan process, safety issues, shelters, staffing and the Admission screening process for both Public Housing and Section 8

Resident Advisory Board Meeting

Annual Plan

03/01/2011

Participants: Theresa Hawley, Knapp Village, Nellie Rivera, Kennedy Building, Noemi Medina, Graham Building, Joanne White, Section 8, Supervisor, Ronald Young, Kennedy Building, Eddie Rose, Kennedy Building, Elaine LaValle, Kennedy Building, Phil Mireles, Property Manager, Juan Verdue, HRA, Frank Smith, Commissioner, Evelyn Rodriguez, Property Manager, Betty Evans, Housing Asset Manager and Loo Pacacha, Attorney for the Authority

The following was discussed: Chapter 4 and Chapter 8 of the ACOP and Chapter 4 and 17 of the Section 8 Admin Plan

Prior to reviewing chapter 8, discussion

Attorney Pacacha

Discussed liability and prevention

Juan Verdue, HRA

Discussed the difficult part, not the tenant fault, landlord responsibility to exterminate

Frank Smith, Commissioner

If the tenant is currently infested, we shouldn't have to live with it

30 day inspection

Chapter 4

Reviewed the preferences of Chapter 4 from both the Section 8 Admin plan and the Chapter 4 of the ACOP needed to modify the preferences to include VAWA ACT

Language was included according to the Authority's policy and procedures for VAWA

Chapter 8 ACOP

Reviewed:

Page 3 of 8, we removed sentence (and by an authorized representative of the NBHA, except for Renewals of a lease

Page 3 of 8, paragraph removed; An appointment will be scheduled for the parties to execute the lease. The Head of Household will be provided a copy of the executed lease and the NBHA will retain a copy in the resident's file.

Page 8-8 Change the name from Notice of Entry to Initial 30-day

Page 8-8 Attendance of Inspections: 3<sup>rd</sup> paragraph, removed and leave a copy of the inspection report in the unit. We added language in the same paragraph to read, If no one is at home, the inspector will enter the unit and conduct the inspection of the unit. A copy of the inspection report will be provided upon request.

Chapter 17 of the Section 8 Admin Plan:

Page 2 of 4 added language of at the discretion of the Authority for Payment procedures



Resident Advisory Board Meeting

Annual Plan

03/15/2011

Participants: Sophia Rice, Oval Grove, Nellie Rivera, Kennedy Building, Noemi Medina, Graham Building, , Phil Mireles, Property Manager, Jean Burby, Ribicoff, Juan Verdue, HRA, Frank Smith, Commissioner, Evelyn Rodriguez, Property Manager, Betty Evans, Housing Asset Manager and Loo Pacacha, Attorney for the Authority

The following was discussed:

- |                                 |   |
|---------------------------------|---|
| Chapter 3: Eligibility          | Pages 3-20 added VAWA Information to chapter as it applied  |
| Chapter 8: Inspections          | Final review of changes   |
| Chapter 13: Lease Termination   | Included VAWA ACT information and forms, page 5 of 17 13-III.B<br>Violence against Womens Act   |
| Reasonable Accommodation Policy | Changes to page 5, removed paragraphs a and b<br><br>Added language to paragraphs 5 and 6<br><br>Page 7, letter h removed language<br><br>Page 7 under verification of reasonable accommodation<br><br>Page 8 under denying reasonable accommodation<br><br>Page 10 Service or assistance animals |

It was decided to schedule a meeting with the City of New Britain Fire Marshalls Office to discuss the changes and review the current local requirements for homeowners

A meeting was scheduled for 3/23/2010

Resident Advisory Board Meeting

Annual Plan

03/29/2011

Participants: Sophia Rice, Oval Grove, Phil Mireles, Property Manager, Jean Burby, Ribicoff, Juan Verdue, HRA, Eleanor Caranini, D'Amato Building, Frank Smith, Commissioner, Evelyn Rodriguez, Property Manager, Betty Evans, Housing Asset Manager and Loo Pacacha, Attorney for the Authority

The following was discussed: VAWA

Reviewed the completed Chapter 4 of ACOP and Section 8 Admin Plan, Chapter 3 and 8 of the ACOP and VAWA

Resident Advisory Board Meeting

Annual Plan Special Meeting with Mount Pleasant at 6:00 p.m.

04/13/2011

Participants: Loo Pacacha, NBHA Counsel, Mary Royce, Executive Director, NHBA, approximately 30 Residents from Mount Pleasant and Betty Evans, Property Manager, Evelyn Rodriguez, Property Manager, Frank Smith, Commissioner, Theresa Hawley, Knapp Village

The following was discussed: Parking Policy and towing, two car households, second spaces, handicapped spaces, parking permits, leo street

Resident Advisory Board Meeting

Annual Plan

04/26/2011

Participants:, Sophia Rice, Oval Grove,, Loo Pacacha, NBHA, Attorney, and Betty Evans, Housing Asset Manager, Evelyn Rodriguez, Property Manager, Lou Saraceno, Accounting Manager, Phil Mireles, Property Manager

The following was discussed: Maintenance Charges

Lou Saraceno, Accounting Manager and Axel Gonzalez, revised the maintenance fee schedule based upon previous years charges.

The group discussed how violation will be addressed by the Authority, it was stated that a KAPPA process will be followed

We also discussed the lease and ensured that we were using the correct lease with the information regarding registering your air conditioners

Resident Advisory Board Meeting

Annual Plan

04/26/2011

Participants:, Sophia Rice, Oval Grove,, Loo Pacacha, NBHA, Attorney, and Betty Evans, Housing Asset Manager, Evelyn Rodriguez, Property Manager, Lou Saraceno, Accounting Manager, Phil Mireles, Property Manager

The following was discussed: Reasonable Accommodation

2011 revisions to Reasonable Accommodation Policy:

Page 5 Definitions re: *PERSONS WITH A DISABILITY* were updated to conform to current regulations.

Page 7 Language was added to reference the required “*nexus*” between the disability and the requested accommodation.

Page 8 Information regarding *DENIAL OF a REASONABLE ACCOMMODATION REQUEST (S)* was reorganized for clarity and to conform to regulations.

Page 10 Information regarding *SERVICE ANIMALS* was updated to coincide with the provisions of the Authority’s Pet Policy.

The form *Denial of Reasonable Accommodation Requests* was revised to coincide with the reorganized language on page 8 of the Policy.

Resident Advisory Board Meeting

Annual Plan

06/07/2011

Participants:, Sophia Rice, Oval Grove,, Loo Pacacha, NBHA, Attorney, and Betty Evans, Housing Asset Manager, Evelyn Rodriguez, Property Manager, Frank Smith, NBHA Housing Commissioner, and Phil Mireles, Property Manager

Chapter 12 of the ACOP

Transfer Policy :

Recommendation to added language to page 1 of 6, in the General Statement to include:

- a. To address reasonable accommodation request
- b. To accommodate resident families that are determined to be over or under housed by virtue of their family size
- c. To move to an area providing more opportunity for economic self sufficiency
- d. To address Violence Against Women Act Request

As added language to second paragraph, last sentence to include the following language: equal to the new current rent. Any prior security deposit will be applied to the new unit.

Resident Advisory Board Meeting

Annual Plan

06/21/2011

Participants:, Loo Pacacha, NBHA, Attorney, and Betty Evans, Housing Asset Manager, Evelyn Rodriguez, Property Manager, Frank Smith, NBHA Housing Commissioner, Juan Verdue, HRA, Mary Royce, Executive Director, NBHA and Phil Mireles, Property Manager

Chapter 12 of the ACOP

Reviewed changes to page 1 of 6 continue

Made changes to page 2 of 6 to read

When a transfer offer is made, the family receiving the offer will have 1 day to accept or reject the offer instead of 3 days.

C: Priority of Transfers

Emergency:

To include; case by case basis in the following situations, if the family provides documentation and verification as required by NBHA policies and procedures

Added b: An appropriate unit will be assigned as becomes available for a family for whom the NBHA has granted a reasonable accommodation in accordance with NBHA policies and procedures

Added:

Reasonable Accommodation Policy: NBHA will authorize a transfer, as necessary, for a family for whom the NBHA has granted a reasonable accommodation in accordance with NBHA policies and procedures.

Page 3 of 6

To include to both under housed and over housed families:

All transfers will be reviewed and offered on a case by case basis

Special Circumstances: to include the language (including, but not limited to the following)

Page 4 of 6: Included the header General Transfer Information

Paragraph stated as required

Copied and pasted information from chapter 2 page 7 2.II.I regarding reasonable accommodation

Mandatory:

Gave weights to Emergencies and Special Circumstances

Page 4 of 6

Discussed moving cost

Page 5 of 6 including the following language for Processing Transfers:

Last Paragraph reads:

Failure to return the keys from the previous unit as required within the five (5) day period will result in the resident being charged for both units until the keys are returned. Payment of those charges will be enforced by legal action, if necessary.

G. Transfer Request Procedures:

2<sup>nd</sup> paragraph, last sentence reads, Residents will be notified in writing of the decision.

5<sup>th</sup> paragraph, last sentence reads, If the request is denied the family will be sent a letter stating the reason for denial and offering the family an opportunity for an informal conference in accordance with NBHA Grievance procedures



Resident Advisory Board Meeting

Annual Plan

07/12/2011

Participants:, Loo Pacacha, NBHA, Attorney, and Betty Evans, Housing Asset Manager, Juan Verdue, HRA, Frank Smith, NBHA Housing Commissioner, Mary Royce, Executive Director , NBHA and Phil Mireles, Property Manager

Chapter 12 of the ACOP

Reviewed changes from previous week:

General Transfer Information

Added language for Reasonable Accommodation and moving cost page 4-6

Reasonable Accommodations Wait List: As required, the NBHA will maintain on a separate wait list for reasonable accommodation request that have been granted, but cannot be immediately implemented. The wait list will be organized by date of granting of reasonable accommodation.

6<sup>th</sup> paragraph added language, last sentence: The family will have fifteen (15) business days from the date of the notice to request an informal conference.

D. Moving Cost now reads: 2<sup>nd</sup> paragraph

Mandatory

Moving cost includes, packing, moving, unloading as well as disconnecting and reconnecting any existing resident paid services, such as, but not limited to, telephone and cable/internet.

Non Mandatory Transfer Cost:

Moving cost for non-mandatory transfers will be the responsibility of the household desiring to transfer to another unit.

Discussion

Parking Policy:

Page 3 of 8.

#2. To include language of leaseholder and/or household member

Page 6 of 8

Added a #5 and #6

Resident Advisory Board Meeting

Annual Plan

07/26/2011

Participants:, Betty Evans, Housing Asset Manager, Joanne White, Admission Supervisor and Phil Mireles, Property Manager

Reviewed final changes to Authority Wide Parking Policy:

Page 3 of 8

#2 All vehicles must be registered and insured in the leaseholder's and /or household member's name with a State of Connecticut Department of Motor Vehicle License. The leaseholder and/or household member must posse a valid driver's license not a Department of Motor Vehicle of Identification

Page 6 of 8

#5 Registration, insurance and drivers license must be maintained for all vehicles on Housing Authority Property

#6 Any lapse in registration, insurance or drivers license must be reported immediately to the Authority.

Final review of Chapter 12 of Acop; Transfer Policy

Page 1 of 6, removed the statement: The transferring of families is a very costly procedure, both to the NBHA and its families.

Page 6 of 6 made a grammatical correction in the second paragraph to compete the word (be)

Housing Choice Voucher Program, review

1. Chapter 4 reference VAWA, Addendum 1 page 2-5, waitlist and local preferences
2. Chapter 4 removed FUP and put in Chapter 18 Special Programs
3. Chapter 10, added J thru L, landlord and resident responsibility
4. Chapter 15 page 4 of 4 change form 30 to 60 day
5. Chapter 18, newly added chapter to reference Special Programs
6. Chapter 20, page 3 deleted star wage record keeper (paragraph)

7. Chapter 20, page 7 inserted (4) Intentional Misrepresentation, added consents and family obligations are adequate to establish knowledge of wrong doing.
8. Deleted (briefing certificate, personal declaration and things you know
9. Chapter 20, 21 change the pages