

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006

Annual Plan for Fiscal Year 2002

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Meriden

PHA Number: CT011

PHA Fiscal Year Beginning: (10/2002)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 72
- Improve voucher management: (SEMAP score) 89
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: anticipate beginning renovation of Chamberlain Heights (CT11-5) within two years
- Demolish or dispose of obsolete public housing: Apply for HOPE VI funding FYE 9/30/02
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs: ROSS 2000
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families: ROSS 2000
 - Provide or attract supportive services to improve assistance recipients' employability: ROSS 2000
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. Senior companion program, presentations at elderly development
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

STATEMENT OF MERIDEN HOUSING AUTHORITY GOALS AND OBJECTIVES STATUS:

Expand the supply of assisted housing:

The Meriden Housing Authority has been diligent in its efforts to meet Goals and Objectives. Results can be seen in the way the MHA has managed to decrease the vacancy levels in the federal units. Efforts have been made by Rental Management staff to decrease the unit turnover rate, which will promote further reductions in vacancies.

The renovations for Chamberlain Heights will begin once financing has been secured. Currently the MHA is in the process of establishing the means of gaining that financing through bond issuance. The MHA is on target with these plans.

Improve the quality of assisted housing:

At the federal family units, the MHA is planning to apply for a HOPE VI grant to reconstruct the Mills Memorial Apartments. Mills is a high rise development with an obsolete design. The MHA has hired a consultant to prepare the application, and is awaiting the release of the Notice of Funding Availability before plans can move forward. Plans are being established to replace the development structures with a combination of scattered site housing and replacement vouchers.

Chamberlain Heights site improvements are taking place, and new roofs have been put on the units.

Increase assisted housing choices:

The MHA has will be constructing resident-owned two family units that will be able to be rented to section 8 recipients. Family Self Sufficiency participants will be encouraged, and are currently being encouraged, to utilize escrow funds for homeownership.

Provide an improved living environment:

The MHA has continued, and increased, the use of security patrols at the elderly development to ensure a safer living environment. Improvements have been made to the Community Room at this development, all units and common areas have been painted, and the on-site office is complete. Rental Management staff are on hand at the on-site office, and a resident superintendent has been assigned.

The MHA continues to promote self sufficiency and asset development of assisted households.

ROSS 2002 programs are in process, and the first “graduation” ceremony for program participants is scheduled for mid-June.

The MHA will be renovating some of the units in the Chamberlain Heights development to specifically accommodate those in need of handicap accessible housing.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Meriden continues to review and revise policies in accordance with HUD regulations. The Authority will also continue to pursue funding sources that will provide a safe, decent and affordable living environment to those in need, including pursuit of a HOPE VI grant to replace obsolete housing with scattered site and modern structures.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	9
ii. Table of Contents	10
1. Housing Needs	17
2. Financial Resources	25
3. Policies on Eligibility, Selection and Admissions	27
4. Rent Determination Policies	39
5. Operations and Management Policies	45
6. Grievance Procedures	47
7. Capital Improvement Needs	48
8. Demolition and Disposition	106
9. Designation of Housing	107
10. Conversions of Public Housing	109
11. Homeownership	111
12. Community Service Programs	114
13. Crime and Safety	117
14. Pets (Inactive for January 1 PHAs)	120
15. Civil Rights Certifications (included with PHA Plan Certifications)	122
16. Audit	123
17. Asset Management	123
18. Other Information	124

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration ct011b05
- FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 - FY 2002 Capital Fund Program 5 Year Action Plan
 - Public Housing Drug Elimination Program (PHDEP) Plan
 - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 - Other (List below, providing each attachment name)
- Notice of substantial deviation ct011a05
- Deconcentration Policy ct011b05
- Conversion Assessment ct011c05
- Explanatory Letter for Capital Fund Program HUD Requested Changes ct011d05 (page 99)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	year	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	grant and most recently submitted PHDEP application (PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2173						
Income >30% but	1502						

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
<=50% of AMI							
Income >50% but <80% of AMI	1514						
Elderly	625						
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: JULY 2000 - JUNE 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

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 administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	95		
Extremely low income <=30% AMI	77	81	
Very low income (>30% but <=50% AMI)	16	17	
Low income	2	2	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	57	60	
Elderly families	38	40	
Families with Disabilities	20	20	
Race/ethnicity white	20	20	
Race/ethnicity black	7	7	
Race/ethnicity hispanic	73	73	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38	40	
2 BR	12	7	
3 BR	38	28	
4 BR	9	9	
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	107		
Extremely low income <=30% AMI	74	69	
Very low income (>30% but <=50% AMI)	29	27	
Low income (>50% but <80% AMI)	4	4	

Housing Needs of Families on the Waiting List			
Families with children	99	93	
Elderly families	5	5	
Families with Disabilities	34	32	
Race/ethnicity white	21	20	
Race/ethnicity black	19	18	
Race/ethnicity hispanic	67	63	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 12

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$1,091,638	
b) Public Housing Capital Fund	\$688,410	
c) HOPE VI Revitalization	\$20,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,248,280	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$250,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	\$10,500	
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$994,040	
4. Other income (list below)		
4. Non-federal sources (list below)		
Roof rental	\$54,000	
Total resources		

Table Library

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) 4 weeks
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Credit Report

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?
(select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused if vacancy levels are below 3%
- Underhoused if vacancy levels are below 3%
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
If selected, list targeted developments below:
 - Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
background information

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Verifiable illness, extenuating circumstances with documentation, or as a reasonable accommodation based on disability

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
family self sufficiency action plan

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or _____ percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_10%_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Fair Market Rent

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

The Meriden Housing Authority has a Board of Commissioners at the top of its structure, with the Chief Executive Officer reporting to the Board, and a Chief Operating Officer reporting to the Chief Executive Officer. There are Directors for the following departments: finance, resident services, modernization and procurement, rental management and leased housing. Finance has an assistant finance director; leased housing has a leased housing assistant, clerk, inspector and FSS coordinator; rental management has a receptionist, three property managers, three property coordinators, maintenance staff and a special projects person; modernization and procurement has an inventory analyst, and resident services has one full time and several part time staff for various programs.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	483	
Section 8 Vouchers	611	35
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	60 (included in Sec 8 total)	7
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
ROSS	48	12

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and continued occupancy
Lease and resident regulations
Maintenance Plan, including infestation procedures
Flat rent policy
Pet policy

(2) Section 8 Management: (list below)

Section 8 Admin Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

Hearing must be filed within ten (10) working days.

Response of hearing must be sent within ten (10) working days.

Selection of Hearing Panel includes resident, member of clergy and member of business community.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

CAPITAL FUND PROGRAM TABLES START HERE

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$91,000.00			
3	1408 Management Improvements	\$115,500.00			
4	1410 Administration	\$68,841.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
X Performance and Evaluation Report for Period Ending: 03/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
7	1430 Fees & Costs	\$60,313.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$337,756.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$688,410.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$20,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$40,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY-2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Operations	1406	0	\$91,000.00				
	Total for account # 1406			\$91,000.00				
11-0 Authority Wide	HTVN Subscription	1408	1	\$6,500.00				
11-0 Authority Wide	Staff Training	1408	0	\$9,000.00				
11-1 Mills Memorial Apts.	Resident Job Training	1408	0	\$25,000.00				
11-2 Community Towers Apts.	Activities Coordinator	1408	0	\$10,000.00				
11-2 Community Towers Apts.	Additional Security Patrols	1408	0	\$40,000.00				
11-5 Chamberlain Heights Apts.	Resident Job Training	1408	0	\$25,000.00				
	Total for account # 1408			\$115,500.00				
11-0 Authority Wide	Administration	1410		\$68,841.00				
	Total for account # 1410			\$68,841.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY-2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY-2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Fees and Costs -	1430		\$60,313.00				
	Total for account # 1430			\$60,313.00				
	Schedule for A & E Services							
	A & E for VCT Floor replacement at Mills Memorial Apts.	1430		\$23,000.00				
	A & E Services - Modernize all common areas, ceiling, floor and lighting - Community Towers Apts.	1430		\$12,000.00				
	A & E Services for HCP units at Chamberlain Heights & Community Towers Apartments	1430		\$20,000.00				
	Advertising and Reproduction cost	1430		\$5,313.00				
11-1 Mills Memorial Apartments	Replace floors (VCT) and Cove Base in common areas	1460		\$227,165.00				
11-2 Community Towers Apts.	Modernize all common area (ceiling, floor, lighting, etc.)	1460		\$110,591.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY-2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-5 Chamberlain Heights Apts.	Replace Windows	1460		\$0.00				
	Total for account # 1460			\$337,756.00				
11-1 Mills Memorial Apts.	Replace refrigerators	1465.1	25	\$8,750.00				
11-1 Mills Memorial Apts.	Replace electric ranges	1465.1	25	\$6,250.00				
	Total for account # 1465.1			\$15,000.00				
	Grand Total for CFP - CT26P01150102			\$688,410.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150102 Replacement Housing Factor No:					Federal FY of Grant: FFY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
11-0 Authority Wide - Operations	9/30/2004			9/30/2006				
11-0 Authority Wide - HTVN Subscription	9/30/2004			9/30/2006				
11-0 Authority Wide - Staff Training	9/30/2004			9/30/2006				
11-1 Mills Memorial Apts.- Resident Trng.	9/30/2004			9/30/2006				
11-2 Community Towers Apts., - Coordinator	9/30/2004			9/30/2006				
11-2 Community Towers Apts., Security	9/30/2004			9/30/2006				
11-5 Chamberlain Heights - Training	9/30/2004			9/30/2006				
11-0 Authority Wide- Administration	9/30/2004			9/30/2006				
11-0 Authority Wide - Fees and Costs	9/30/2004			9/30/2006				
11-1 Mills Memorial Apts. - VCT flooring	9/30/2004			9/30/2006				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150102 Replacement Housing Factor No:				Federal FY of Grant: FFY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Apts., - Modernization	9/30/2004			9/30/2006			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150102 Replacement Housing Factor No:					Federal FY of Grant: FFY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
11-5 Chamberlain Heights - Windows	9/30/2004	reallocated		9/30/2006	reallocated		Funding not available	
11-1 Mills Memorial Apts., - Refrigerators	9/30/2004			9/30/2006				
11-1 Mills Memorial Apts., - Ranges	9/30/2004			9/30/2006				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Meriden					<input type="checkbox"/> Original 5-Year Plan X Revision No: 1
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: CT26P01150103 PHA FY: 2003	Work Statement for Year 3 FFY Grant: CT25P01150104 PHA FY: 2004	Work Statement for Year 4 FFY Grant: CT26P01150105 PHA FY: 2005	Work Statement for Year 5 FFY Grant: CT26P01150106 PHA FY: FY2006
	Annual Statement				
11-0 Authority Wide		\$266,341.00	\$240,341.00	\$218,341.00	\$285,841.00
11-01 Central Office			\$66,013.00		
11-1 Mills Memorial Apartments		\$271,888.00	\$317,056.00	\$251,031.00	\$25,000.00
11-2 Community Towers Apartments		\$30,000.00	\$40,000.00	\$194,038.00	\$352,569.00
11-5 Chamberlain Heights Apartments		\$120,181.00	\$25,000.00	\$25,000.00	\$25,000.00
CFP Funds Listed for 5-year planning		\$688,410.00	\$688,410.00	\$688,410.00	\$688,410.00

Replacement Housing
Factor Funds

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: CT26P01150103 PHA FY: 2003			Activities for Year: <u>3</u> FFY Grant:CT26P01150104 PHA FY: FY2004			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	11-0 Authority Wide	Operations	\$91,000.00	<i>11-0 Authority Wide</i>	Operations	\$91,000.00	
		HTVN Subscription	\$6,500.00		<i>HTVN Subscription</i>	\$6,500.00	
		<i>Staff Training</i>	\$9,000.00		Staff Training	\$9,000.00	
		<i>Administration</i>	\$68,841.00		<i>Administration</i>	\$68,841.00	
		<i>Fees and Costs</i>	\$91,000.00		<i>Fees and Costs</i>	\$65,000.00	
		Sub Total	\$266,341.00		<i>Sub Total</i>	\$240,341.00	
		11-01 Central Office			11-01 Central Office	<i>Replace asphalt parking lot, repair brick fence</i>	\$66,013.00
		11-1 Mills Memorial	<i>Resident Job Training</i>	\$25,000.00		<i>Sub Total</i>	\$66,013.00
			<i>Replace Kitchen cabinets, counters</i>	\$246,888.00	11-1 Mills Memorial Apartments	<i>Resident Job Training</i>	\$25,000.00
			Sub Total	\$271,888.00		<i>Replace kitchen cabinets</i>	\$74,556.00
	11-2 Community Towers Apartments	<i>Security Patrols</i>	\$30,000.00		<i>Replace Underground heat pipes</i>	\$217,500.00	
		Sub Total	\$30,000.00		<i>Sub Total</i>	\$317,056.00	
	11-5 Chamberlain Heights Apartments	<i>Resident Job Training</i>	\$25,000.00	11-2 Community Towers Apartments	<i>Activities Coordinator</i>	\$10,000.00	
		<i>Rehab units for HCP</i>	\$95,181.00		<i>Security Patrols</i>	\$30,000.00	
		Sub Total	\$120,181.00		<i>Sub Total</i>	\$40,000.00	

			11-5 Chamberlain Heights Apartments	<i>Resident Job Training</i>	\$25,000.00
				<i>Sub Total</i>	\$25,000.00
Total CFP Estimated Cost			\$688,410.00		\$688,410.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: CT26P01150105 PHA FY: FFY-2005			Activities for Year: <u>5</u> FFY Grant: CT26P01150106 PHA FY: FFY-2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>11-0 Authority Wide</i>	Operations	\$91,000.00	<i>11-0 Authority Wide</i>	Operations	\$100,000.00
	HTVN Subscription	\$6,500.00		HTVN Subscription	\$7,000.00
	<i>Staff Training</i>	\$12,000.00		Staff Training	\$5,000.00
	<i>Administration</i>	\$68,841.00		<i>Administration</i>	\$68,841.00
	<i>Fees and Costs</i>	\$40,000.00		<i>Fees and Costs</i>	\$30,000.00
	<i>Sub Total</i>	\$218,341.00		<i>2 New vehicle/grounds equipment</i>	\$75,000.00
11-1 Mills Memorial	<i>Resident Job Training</i>	\$25,000.00		<i>Sub Total</i>	\$285,841.00
	<i>Rehabilitate Domestic H.W. Distrib. system</i>	\$168,431.00	11-1 Mills Memorial Apartments	<i>Resident Job Training</i>	\$25,000.00
	<i>Replace VCT Flooring</i>	\$57,600.00		<i>Sub Total</i>	\$25,000.00
	<i>Sub Total</i>	\$251,031.00	11-2 Community Towers Apartments	<i>Activities Coordinator</i>	\$12,500.00
11-2 Community Twrs.	<i>Security Patrols</i>	\$30,000.00		<i>Security Patrols</i>	\$50,000.00
	<i>Activities Coordinator</i>	\$12,638.00		<i>Rehab units for handicap accessibility</i>	\$130,069.00
	<i>Security Fencing/Landscaping</i>	\$51,400.00		<i>Replace Refrigerators with energy efficient</i>	\$11,250.00
	<i>Rehabilitate units for handicap accessibility</i>	\$100,000.00		<i>Purchase new electric stoves</i>	\$8,750.00

	<i>Sub Total</i>	\$194,038.00		<i>New Parking lot/Security fencing and lighting</i>	\$140,000.00
11-5 Chamberlain Heights Apts.	<i>Resident Job Training</i>	\$25,000.00		<i>Sub Total</i>	\$352,569.00
	<i>Sub Total</i>	\$25,000.00	11-5 Chamberlain Hts.	<i>Resident Job Training</i>	\$25,000.00
				<i>Sub Total</i>	\$25,000.00
Total CFP Estimated Cost		\$688,410.00			\$688,410.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$91,000.00			
3	1408 Management Improvements	\$95,500.00			
4	1410 Administration	\$91,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$103,444.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$21,000.00			
10	1460 Dwelling Structures	\$518,034.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$934,978.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$125,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$30,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of W
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Authority Wide	Operations	1406	1	\$91,000.00				
	Total for Account # 1406			\$91,000.00				
11-0 Authority Wide	HTVN Subscription	1408	0	\$6,500.00				
11-0 Authority Wide	Staff Training	1408	0	\$9,000.00				
11-1 Mills Memorial Apt.	Resident Job Training	1408	0	\$25,000.00				
11-2 Community Towers Apt.	Additional Security Patrols	1408	0	\$30,000.00				
11-5 Chamberlain Heights	Resident Job Training	1408	0	\$25,000.00				
	Total for Account 1408			\$95,500.00				
11-0 Authority Wide	Administration	1410	0	\$91,000.00				
	Total for Account # 1410			\$91,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
11-1 Mills Memorial Apt.	Hope VI Consultant	1430	1	\$43,444.00				
11-2 Community Towers	A & E Services, Handicap Access	1430	1	\$5,000.00				
11-5 Chamberlain Heights	A & E Services - Handicap Access:	1430	1	\$10,000.00				
11-2 Community Towers	A & E services - Roof Repair	1430	1	\$5,000.00				
11-1 Mills Memorial Apt.	A & E Services for Asphalt Repair, Replace Hot Water Tanks (Domestic) Playground Repairs	1430	1	\$10,000.00				
11-2 Community Towers	A & E Services Waterproof & Seal balconies	1430	1	\$20,000.00				
11-0 Authority Wide	Advertising for Services	1430		\$10,000.00				
Total for Account # 1430				\$103,444.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
11-1 Mills Memorial Apt.	Asphalt Repairs	1450	1	Original \$15,000.00				
11-5 Chamberlain Heights	Replace/Resurface Playground	1450	1	\$6,000.00				
	Total for Account # 1450			\$21,000.00				
11-1 Mills Memorial Apts.	Replace Hot Water Holding Tanks	1460	2	\$94,000.00				
11-2 Community Towers Apt.	Recaulk and Waterproof exteriors, Except penthouses.	1460	28	\$214,034.00				
11-2 Community Towers Apt.	Replace Roofs on both buildings	1460	2	\$50,000.00				
11-2 Community Towers Apt.	Rehab units for handicap accessibility	1460	3	\$75,000.00				
11-5 Chamberlain Heights	Replace Lights and damaged porches	1460	50	\$35,000.00				
11-5 Chamberlain Heights	Rehab units for handicap accessibility	1460	2	\$50,000.00				
	Total for Account # 1460			\$518,034.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				original	revised			
11-1 Mills Memorial Apts.	Replace Ranges	1465.	25	\$6,250.00				
11-2 Community Towers Apts.	Replace refrigerators	1465.	25	\$8,750.00				
	Total for Account # 1465.1			\$15,000.00				
	Grand Total			\$934,978.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150101 Replacement Housing Factor No:					Federal FY of Grant: FFY2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
11-0 Authority Wide	9/30/03			9/30/2005				
11-0 Authority Wide	9/30/03			9/30/2005				
11-0 Authority Wide	9/30/03			9/30/2005				
11-1 Mills Memorial	9/30/03			9/30/2005				
11-2 Community Towers	9/30/03			9/30/2005				
11-5 Chamberlain Hgts.	9/30/03			9/30/2005				
11-0 Authority Wide	9/30/03			9/30/2005				
11-0 Authority Wide	9/30/03			9/30/2005				
11-1 Mills Memorial	9/30/03			9/30/2005				
11-5 Chamberlain Hgts.	9/30/03			9/30/2005				
11-1 Mills Memorial	9/30/03			9/30/2005				
11-2 Community Towers	9/30/03			9/30/2005				
11-2 Community Towers	9/30/03			9/30/2005				
11-2 Community Towers	9/30/03			9/30/2005				
11-5 Chamberlain Hts.	9/30/03			9/30/2005				
11-5 Chamberlain Hts.	9/30/03			9/30/2005				
11-1 Mills Memorial	9/30/03			9/30/2005				
11-2 Community Towers	9/30/03			9/30/2005				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) X Performance and Evaluation Report for Period Ending: 2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	
2	1406 Operations	\$91,000.00	\$91,000.00	\$91,000.00	\$25,596.06
3	1408 Management Improvements	\$81,500.00	\$66,500.00	\$66,500.00	\$6,500.00
4	1410 Administration	\$91,000.00	\$91,000.00	\$91,000.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$136,300.00	\$85,525.64	\$85,525.64	(\$9.36)
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$225,763.00	\$177,688.42	\$177,688.42	\$11,023.30
10	1460 Dwelling Structures	\$275,825.00	\$389,827.94	\$389,827.94	\$314,228.78
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00	\$14,846.00	\$14,846.00	\$6,136.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01150100 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:2)
X Performance and Evaluation Report for Period Ending: 2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$916,388.00	\$916,388.00	\$916,388.00	\$363,474.78
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Auth. Wide	Operations	1406	1	\$91,000.00	\$91,000.00	\$91,000.00	\$25,596.06	
	Total for Account # 1406			\$91,000.00	\$91,000.00	\$91,000.00	\$25,596.06	
11-0 Auth. Wide	HTVN Subscription	1408	1	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	
11-0 Auth. Wide	Staff Training	1408	0	\$15,000.00	\$0.00	\$0.00		
11-0 Auth. Wide	Resident Job Training	1408	1	\$50,000.00	\$50,000.00	\$50,000.00		
11-0 Auth. Wide	Activities Coordinator	1408	1	\$10,000.00	\$10,000.00	\$10,000.00		
	Total for Account # 1408			\$81,500.00	\$66,500.00	\$66,500.00	\$6,500.00	
11-0 Auth. Wide	Program Administration salaries and fringe benefits	1410	1	\$91,000.00	\$91,000.00	\$91,000.00	\$0.00	
	Total for Account #1410			\$91,000.00	\$91,000.00	\$91,000.00	\$0.00	
	Schedule - Estimated Fees and Related Costs for A & E Service							
11-1 Mills Memorial Apts.	Hope VI Consultant	1430		\$50,500.00	\$60,000.00	\$60,000.00	\$0.00	
11-2 Community Towers Apts.	A & E Cost Benefit Analysis	1430		\$18,000.00	\$14,360.00	\$14,360.00	\$0.00	
11-5 Chamberlain Heights Apts.	Environmental Consultant	1430		\$11,000.00	\$0.00	\$0.00	\$0.00	
11-5 Chamberlain Heights Apts.	A & E -Headstart Day Care Center	1430		\$20,000.00	\$11,000.00	\$11,000.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Schedule - Estimated Fees and Related Costs for A & E Service, (cont'd)			Original	Revised	Funds Obligated	Funds Expended	
11-5 Chamberlain Heights Apts.	A & E Site Work	1430		\$25,000.00	\$0.00	\$0.00	\$0.00	
11-0 Auth. Wide	Advertising & Related costs	1430		\$11,800.00	\$165.64	\$165.64	(\$9.36)	
	Total for Account # 1430			\$136,300.00	\$85,525.64	\$85,525.64	(\$9.36)	
11-5 Chamberlain Heights Apts.	Fence installation, new sidewalks, seed and loam, retaining walls	1450		\$225,763.00	\$177,688.42	\$177,688.42	\$11,023.30	
	Total for Account # 1450			\$225,763.00	\$177,688.42	\$177,688.42	\$11,023.30	
11-2 Community Towers Apts.	Replace Closet Doors	1460	221	\$71,825.00	\$0.00	\$0.00	\$0.00	
11-5 Chamberlain Heights Apts.	Replace Vinyl Tile	1460	124	\$204,000.00	\$275,825.00	\$275,825.00	\$275,825.00	
11-2 Community Towers Apts.	Paint hallways, common areas, elevator doors, seal coat balconies & concrete overhang	1460	35	\$0.00	\$39,002.94	\$39,002.94	\$0.00	
11-5 Chamberlain Heights Apts.	Repair cracks in foundation, repair entry stoops, install new entry stairs	1460	124	\$0.00	\$75,000.00	\$75,000.00	\$38,403.78	
	Total for Account # 1460			\$275,825.00	\$389,827.94	\$389,827.94	\$314,228.78	
11-2 Community Towers Apts.	Replace Electric Ranges	1465. 1	25	\$6,250.00	\$6,136.00	\$6,136.00	\$6,136.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150100 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Schedule - Estimated Fees and Related Costs for A & E Service, (cont'd)							
11-2 Community Towers Apts.	Replace Refrigerators	1465.1	25	\$8,750.00	\$8,710.00	\$8,710.00		
	Total for Account # 1465.1			\$15,000.00	\$14,846.00	\$14,846.00	\$6,136.00	
	Grand Total for CFP - CT26P01150100			\$916,388.00	\$916,388.00	\$916,388.00	\$363,474.78	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150100 Replacement Housing Factor No:				Federal FY of Grant: FFY2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-0 Auth. Wide, Operations	9/30/2002		3/31/2002	9/30/2004			
11-0 Auth. Wide	9/30/2002		3/31/2002	9/30/2004			
11-0 Auth. Wide Staff Training	9/30/2002	realigned		9/30/2004			
11-0 Auth. Wide, Resident Job Training	9/30/2002		3/31/2002	9/30/2004			
11-0 Auth. Wide Activities Coordinator	9/30/2002		3/31/2002	9/30/2004			
11-0 Auth. Wide Administration	9/30/2002		3/31/2002	9/30/2004			
11-0 Auth. Wide, Fees and Costs	9/30/2002		3/31/2002	9/30/2004			
11-2 Community Towers, Closet Doors	9/30/2002	realigned		9/30/2004			
11-5 Chamberlain Heights, vinyl tile	9/30/2002		4/6/2001	9/30/2004			
11-5 Chamberlain Heights, repair cracks	9/30/2002		3/27/2002	9/30/2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01150100 Replacement Housing Factor No:				Federal FY of Grant: FFY2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Apts., electric ranges	9/30/2002		12/30/01	9/30/2004		3/30/2002	Electric Ranges shipped faster than anticipated.
11-2 Community Towers Apts., refrigerators	9/30/2002		1/30/2002	9/30/2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:	Federal FY of Grant: FY1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:4)
Performance and Evaluation Report for Period Ending: 2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$85,800.00	\$85,800.00	\$85,800.00	\$24,995.16
3	1408 Management Improvements	\$99,125.00	\$78,751.71	\$78,751.71	\$57,694.31
4	1410 Administration	\$69,282.00	\$69,282.00	\$69,282.00	\$56,173.45
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$155,730.00	\$155,730.00	\$136,039.09
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$155,730.00	\$18,934.50	\$18,934.50	\$18,934.50
10	1460 Dwelling Structures	\$419,144.00	\$329,725.57	\$329,725.57	\$146,176.87
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$29,465.00	\$120,322.22	\$120,322.22	\$120,322.22
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$858,546.00	\$858,546.00	\$858,546.00	\$560,335.60

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:	Federal FY of Grant: FY1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:4)
 Performance and Evaluation Report for Period Ending: 2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	\$0.00	\$4,440.50	\$4,440.50	\$4,440.50
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$23,925.00	\$23,925.00	\$23,925.00	\$24,433.83
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Auth. Wide	Operations	1406	0	\$085,800.00	\$85,800.00	\$85,800.00	\$24,995.16	
	Total for Account # 1406			\$85,800.00	\$85,800.00	\$85,800.00	\$24,995.16	
11-0 Auth. Wide	Hire consultant to develop "QWHARA" plans and GAAP conversation	1408	1	\$10,000.00	\$0.00			
11-0Auth. Wide	Purchase & install new Y2k telephone software	1408	1	\$0.00	\$0.00			
11-0 Auth. Wide	Purchase 2 H.D. printer stands	1408	2	\$0.00	\$0.00			
11-0 Auth. Wide	Purchase 1 Document scanner	1408	1	\$1,500.00	\$0.00			
11-0 Auth. Wide	Purchase & Install 3 new PC.'s and 3 printers (3 off site offices)	1408	3	\$0.00	\$0.00			
11-0 Auth. Wide	Tapes & Ribbons for printer	1408	5	\$1,200.00	\$520.01	\$520.01	\$520.01	
11-0 Auth. Wide	Staff Training for HUD Compliance	1408	0	\$9,000.00	\$1,806.70	\$1,806.70	\$1,806.70	
11-0 Auth. Wide	Resident training (Mills Memorial)	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$8,797.12	
11-0 Auth. Wide	Resident Training (Chamberlain Hts.)	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$19,636.65	
11-0 Auth. Wide	Security Patrols - Community Towers	1408	0	\$23,925.00	\$23,925.00	\$23,925.00	\$24,433.83	
11-0 Auth. Wide	Purchase & install software, postage by phone	1408	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	
11-0 Auth. Wide	Purchase 5 Zip Drives for added date	1408	5	\$1,000.00	\$0.00			
	Total for account # 1408			\$99,125.00	\$78,751.71	\$78,751.71	\$57,694.31	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Auth. Wide	Administration and fringe benefits for modernization and accounting staff	1410	0	\$69,282.00	\$69,282.00	\$69,282.00	\$56,173.45	
	Total for account # 1410			\$69,282.00	\$69,282.00	\$69,282.00	\$56,173.45	
11-0 Auth. Wide	Fees and Costs	1430	0	\$155,730.00	\$155,730.00	\$155,730.00	\$136,039.09	
	Schedule for fees & costs							
11-5 Chamb. Hts.	Malmfeldt Design Group	1430		\$51,150.00	\$51,150.00	\$51,150.00	\$46,936.40	
11-0 Auth. Wide	Secour Associates - Mod Consultant	1430		\$2,360.74	\$2,360.74	\$2,360.74	\$2,360.74	
11-1 Mills Memorial Apts.	Cornerstone Housing, LLC. - Hope VI Consultant	1430		\$64,270.65	\$64,270.65	\$64,270.65	\$49,348.21	
	Fredricksen & Guido, P.C.	1430		\$2,215.00	\$2,215.00	\$2,215.00	\$5,405.00	
11-1 Mills Mem.	EnviroScience Consultants, LBP testing	1430		\$4,440.50	\$4,440.50	\$4,440.50	\$4,440.50	
11-5 Chamberlain Heights	Eagle Environmental, testing and monitoring VCT removal	1430		\$18,436.33	\$18,436.33	\$18,436.33	\$15,948.26	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Auth Wide	Hartford Courant	1430		\$9,743.44	\$9,743.44	\$9,743.44	\$9,068.64	
11-0 Auth Wide	N. E. Minority News	1430		\$2,496.00	\$2,496.00	\$2,496.00	\$1,944.00	
11-0 Auth Wide	Record Journal	1430		\$451.68	\$451.68	\$451.68	\$451.68	
11-0 Auth Wide	Crest Graphics	1430		\$165.66	\$165.66	\$165.66	\$135.66	
	Total for Account # 1430			\$155,730.00	\$155,730.00	\$155,730.00	\$136,039.09	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apts.	Fill cracks and reseal parking lots	1450	2	\$0.00	\$10,272.00	\$10,272.00	\$10,271.25	
11-2 Community Towers Apts.	Provide new parking lot with security lighting for elderly residents	1450	1	\$0.00	\$0.00			
11-5 Chamberlain Heights Apts.	Remove dead trees and prune the overgrown limbs.	1450	0	\$0.00	\$8,662.50	\$8,662.50	\$8,662.50	
	Total for account #1450			\$0.00	\$18,934.50	\$18,934.50	\$18,934.50	
11-1 Mills Memorial Apts.	Begin to replace kitchen cabinets, sinks,	1460	0	\$66,600.00	\$0.00			
11-1 Mills Memorial Apts.	Install Splashguards	1460	57	\$1,444.00	\$0.00			
11-1 Mills Memorial Apts.	Add additional fencing, remove specific areas of blacktop, new outdoor benches	1460	0	\$4,404.00	\$0.00			
11-1 Mills Memorial Apts.	Install new emergency exit lights and new emergency electric generator	1460	1	\$0.00	\$10,488.33	\$10,488.33		
11-1 Mills Memorial	Remove graffiti throughout the development and repaint common areas	1460	0	\$120,000.00	\$0.00			
11-2 Community Towers	Install new entry doors and security system in the Community Room	1460	0	\$2,800.00	\$0.00			

Table Library

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apts.	Rehab Community Room and attached public bathrooms (new ceiling, fixtures)	1460	0	\$44,300.00	\$46,147.53	\$46,147.53	\$46,147.53	
11-2 Community Towers Apts.	Install automatic shutoff switches in all janitor closets for lighting	1460	0	\$0.00	\$0.00			
11-2 Community Towers Apts.	Paint all apartments and common areas	1460	221	\$46,600.00	\$46,600.00	\$46,600.00	\$46,600.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-2 Community Towers Apts.	Scrape and paint all exterior metal trim and doors	1460	0	\$20,000.00	\$19,887.47	\$19,887.47	\$19,887.47	
11-5 Chamberlain Heights Apts.	Replace damaged concrete stoops	1460	124	\$87,000.00	\$0.00			
11-5 Chamberlain Heights Apts.	Install concrete handicap ramp and pipe railing for Community Room	1460	1	\$17,000.00	\$0.00			
11-5 Chamberlain Heights Apts.	Refinish Oak flooring in apartments	1460	6	\$9,000.00	\$6,372.00	\$6,372.00	\$6,372.00	
11-5 Chamberlain Heights Apts.	Install new overhead lighting fixture in each living room	1460	124	\$0.00	\$0.00			
11-2 Community Towers Apts.	Replace Closet and selected entry doors	1460	450	\$0.00	\$175,496.24	\$175,496.24	\$10,068.77	
11-5 Chamberlain Heights Apts.	Replace roofing at Chamberlain Heights, replace flues, vinyl siding, chimneys	1460	36	\$0.00	\$24,734.00	\$24,734.00	\$17,101.10	
	Total for account #1460			\$419,144.00	\$329,725.57	\$329,725.57	\$146,176.87	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:				Federal FY of Grant: FY1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-5 Chamberlain Heights Apts.	Replace old and inefficient Gas H.W. heater with new 40 gallon energy savings	1475	124	\$0.00	\$90,857.22	\$90,857.22	\$90,857.22	
11-0 Auth. Wide	Purchase grounds equipment (4 x 4 PU truck, floor buffing machine, walk behind mower	1475	0	\$29,465.00	\$29,465.00	\$29,465.00	\$29,465.00	
	Total for account # 1475			\$29,465.00	\$120,322.22	\$120,322.22	\$120,322.22	
	Grand Total for CT26P01170799			\$858,546.00	\$858,546.00	\$858,546.00	\$560,335.60	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170799 Replacement Housing Factor Grant No:			Federal FY of Grant: FY1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P091170799 Replacement Housing Factor No:					Federal FY of Grant: FY1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-0 Authority Wide Items	9/30/2001			9/30/2003			Funds being dispersed on schedule.
11-1 Mills Memorial Apartments, Grafitti removal	9/30/2001			9/30/2003			Reallocated
11-1 Mills Memorial Apts., countertops.	9/30/2001			9/30/2003			Reallocated
11-1 Mills Memorial Apts., splashguards	9/30/2001			9/30/2003			Reallocated
11-1 Mills Memorial Apts., Fencing	9/30/2001			9/30/2003			Reallocated
11-1 Mills Memorial Apts., Emergency lighting	9/30/2001	4/1/2001	4/18/2001	9/30/2003	4/18/2001		Construction completed, awaiting closing documentation.
11-2 Community Towers Apartments, parking lot	9/30/2001			9/30/2003			Reallocated

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P091170799 Replacement Housing Factor No:				Federal FY of Grant: FY1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Apartments, entry doors	9/30/2001	11/30/01	11/30/01	9/30/2003	6/30/2002		Construction will be completed in June 2002.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P091170799 Replacement Housing Factor No:					Federal FY of Grant: FY1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Apts. Rehab Community Room	9/30/2001	4/01/01	4/17/01	9/30/2003	3/01/2002	3/07/2002	Construction completed, contract closed
11-2 Community Towers Apts., shutoff switches	9/30/2001			9/30/2003			Reallocated
11-2 Community Towers Apts., paint apartments	9/30/2001			9/30/2003			Painting Completed, awaiting closing documents for closing of contract
11-2 Community Towers Apts., fill cracks	9/30/2001			9/30/2003			Reallocated
11-2 Community Towers Apts., exterior trim	9/30/2001			9/30/2003			Painting completed, awaiting closing documents.
11-5 Chamberlain Heights, Concrete stoops	9/30/2001	11/30/2001	11/30/01	9/30/2003			Contract signed on 3/22/2002
11-5 Chamberlain Heights, Dead trees	9/30/2001		6/01/01	9/30/2003		6/01/01	Trees trimmed as required
11-5 Chamberlain Heights, HCP Ramp	9/30/2001			9/30/2003			Reallocated
11-5 Chamberlain Heights, refinish floors	9/30/2001		9/30/2001	9/30/2003		9/30/2001	Floors refinished as required
11-5 Chamberlain Heights, overhead lights	9/30/2001			9/30/2003			Reallocated

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P091170799 Replacement Housing Factor No:					Federal FY of Grant: FY1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
11-5 Chamberlain Heights, Gas H.W. heaters	9/30/2001			9/30/2003		3/22/02	Contract completed, and closed	
11-5 Chamberlain Heights, Roofs	9/30/2001	4/01/01	4/25/01	9/30/2003			Contract terminated for default, legal action anticipated against contractor.	
11-2 Community Towers Apartments	9/30/2001	11/01/01	11/30/01				Contractor completing installatio0n, awaiting closing documentation.	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: X CT26P01170698 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
X Performance and Evaluation Report for Period Ending: 2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$74,508.00	\$74,500.00	\$74,500.00	\$63,143.79
3	1408 Management Improvements	\$71,125.00	\$71,125.00	\$71,125.00	\$71,125.00
4	1410 Administration	\$63,935.00	\$63,935.00	\$63,935.00	\$63,935.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$118,600.00	\$118,600.00	\$118,600.00	\$115,194.57
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$417,044.00	\$339,973.00	\$339,973.00	\$325,394.02
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$13,800.00	\$13,800.00	\$13,800.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$63,271.00	\$63,271.00	\$63,271.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: X CT26P01170698 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$745,204.00	\$745,204.00	\$745,204.00	\$715,863.38
22	Amount of line 21 Related to LBP Activities	\$0.00	\$10,995.00	\$10,995.00	\$10,995.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Meriden		Capital Fund Program Grant No: CT26P01170698 Replacement Housing Factor Grant No:				FFY1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
11-0 Auth. Wide	Operations	1406	0	\$74,500.00	\$74,500.00	\$74,500.00	\$63,143.79	
	Total for Account # 1406			\$74,500.00	\$74,500.00	\$74,500.00	\$63,143.79	
11-0 Auth. Wide	Purchase hand held data input devices	1408	2	\$1,400.00	\$0.00	\$0.00	\$0.00	
11-0 Auth. Wide	Staff Training for HUD Compliance	1408		\$9,000.00	\$8,973.09	\$8,973.09	\$8,973.09	
11-0 Auth. Wide	HTVN Subscription	1408	1	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
11-0 Auth. Wide	New Computer Hardware & software	1408		\$54,725.00	\$56,151.91	\$56,151.91	\$56,151.91	
	Total for Account #1408			\$71,125.00	\$71,125.00	\$71,125.00	\$71,125.00	
11-0 Auth. Wide	Administration Salaries & Fringe Ben.	1410		\$63,935.00	\$63,935.00	\$63,935.00	\$63,935.00	
	Total for Account # 1410			\$63,935.00	\$63,935.00	\$63,935.00	\$63,935.00	
11-0 Auth. Wide	Fees and Costs	1430		\$118,600.00				
	Schedule of Estimated Fees & Costs							
	Ames & Whitaker - A&E closet Doors at Community Towers			\$19,900.00	\$19,900.00	\$19,900.00	\$16,490.12	
	Secour Associates, Mod. Consultant			\$27,522.31	\$27,522.31	\$27,522.31	\$27,526.76	
	Advertising for A & E Services & Construction Projects			\$6,099.53	\$6,099.53	\$6,099.53	\$6,099.53	
	Mystic Air Consultants - EnviroTesting - Roofs at Chamberlain Heights			\$975.00	\$975.00	\$975.00	\$975.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170698 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Eagle Environmental - testing Chamberlain Heights - VCT flooring			\$1,392.77	\$1,392.77	\$1,392.77	\$1,392.77	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170698 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Schedule of Estimated Fees & Costs Cont'd							
	Thompson & Ameche Architects, A & E - Roofs at Chamberlain Heights			\$22,035.30	\$22,035.30	\$22,035.30	\$22,035.30	
	McIlveen Associates - A & E Services - Emergency Lighting at Mills Memorial			\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	
	EnviroScience Consultants - Testing LBP - at Mills Memorial			\$10,995.00	\$10,995.00	\$10,995.00	\$10,995.00	
	Fredricksen & Guido - A & E Services, Community Towers.			\$8,305.39	\$8,305.39	\$8,305.39	\$8,305.39	
	Salamone & Associates			\$4,309.50	\$4,309.50	\$4,309.50	\$4,309.50	
	Malmfeldt Design Group			\$2,095.08	\$2,095.08	\$2,095.08	\$2,095.08	
	Goodwin & Associates			\$4,470.12	\$4,470.12	\$4,470.12	\$4,470.12	
	Total for Account # 1430			\$118,600.00	\$118,600.00	\$118,600.00	\$115,194.57	
11-2 Community Towers	Waterproof and seal brick penthouse on both North and South Towers' balcony decks	1460	0	\$28,271.00	\$0.00			
11-1 Mills Memorial	Install new emergency exit lights and emergency electric generator	1460	0	\$86,773.00	\$87,973.00	\$87,973.00	\$73,394.02	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01170698 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Schedule of Estimated Fees & Costs Cont'd							
11-1 Mills Memorial	Replace damaged stairs, landings in common hallways with diamond plate	1460	0	\$50,000.00	\$0.00			
11-5 Chamberlain Heights	Replace roofing systems on all buildings	1460	124	\$252,000.00	\$252,000.00	\$252,000.00	\$252,000.00	
	Total for Account # 1460			\$417,044.00	\$339,973.00	\$339,973.00	\$325,394.02	
11-1 Mills Memorial	Install exhaust fans & humidistat switch in bathrooms in both highrise bldgs.	1465	104	\$0.00	\$0.00			
11-1 Mills Memorial	Replace obsolete electric ranges - 30"	1465	25	\$0.00	\$5,275.00.00	\$5,275.00	\$5,275.00	
11-1 Mills Memorial	Replace old & energy wasting refrigerators	1465	25	\$0.00	\$8,525.00	\$8,525.00	\$8,525.00	
11-2 Community Towers Apts.	Replace obsolete electric ranges - 20"	1465	25	\$0.00	\$0.00			
11-2 Community Towers Apts.	Replace energy wasting refrigerators	1465	25	\$0.00	\$0.00			
	Total for Account # 1465			\$0.00	\$13,800.00	\$13,800.00	\$13,800.00	
11-5 Chamberlain Heights	Replace old energy inefficient Gas water heaters with new 40 gallon units	1475	124	\$0.00	\$63,271.00	\$63,271.00	\$63,271.00	
	Total for Account # 1460			\$0.00	\$63,271.00	\$63,271.00	\$63,271.00	
	Grand Total for CT26P01170698			\$745,204.00	\$745,204.00	\$745,204.00	\$715,863.38	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program No: CT26P01170698 Replacement Housing Factor No:				Federal FY of Grant: FFY1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2002	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-0 Authority Wide	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-1 Mills Memorial Install Exhaust Fans	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001	Money reallocated	
11-1 Mills Memorial Replace Refrigerators	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	9/30/2001		
11-1 Mills Memorial - replace damaged stairs	9/30/2000			9/30/2001			Money reallocated	
11-1 Mills Memorial Install Emergency Lights	9/30/2000	9/30/2000	9/30/2000	9/30/2001	9/30/2001	6/10/2001	Awaiting closing documentation from contractor, holding 5% retainage at the present time.	
11-2 Community Towers Waterproof and seal penthouse & balconies	9/30/2000			9/30/2001			Money reallocated to another contract	
11-2 Community Towers Replace electric ranges	9/30/2000			9/30/2001				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program No: CT26P01170698 Replacement Housing Factor No:					Federal FY of Grant: FFY 1998
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2 Community Towers Replace refrigerators	9/30/2000			9/30/2001			Delivery of refrigerators anticipated at an earlier date.
11-2 Chamberlain Heights, Replace Roofing system	9/30/2000	3/30/2000	4/5/2000	9/30/2001	9/30/2001	9/30/2001	Legal action pending against contractor, contract was terminated for default, work remains to be completed.
11-5 Chamberlain Heights, Replace Gas H.W. Heaters	9/30/2000	3/30//2000	4/06/2000	9/30/2001	9/30/2001	3/22/01	Contractor completed installation of hot water heaters in the fall of 2001, final payment issued on 3/22/02, after final documentation submitted.

Ct011d05

Preceding this correspondence are the Performance and Evaluation Reports for the following open grants, as of September 30, 2002.

Capital Fund CT26P01150102 - Five Year Plan and supporting documents.

Capital Fund CT26P01150101

Capital Fund CT26P01150100

Capital Fund CT26P01170799

Capital Fund CT26P01170698.

The way we have been filing corrections has me to the point that I am very much confused. Previously I had filed FY-98 and FY-99, and Mr. Casper, in the Boston HUD Office, had accepted the plan as submitted. I know there are BLI's which are not correct, however they were presented to HUD prior to my arrival at MHA, and had been accepted. I hesitated to correct the P & E's as this would only further confuse both Mr. Casper and myself. Both grants, FY-98 and FY - 99 are completely expended, with the exception of \$50.00 in BLI 1460, FY-99, which should be expended within the next two weeks. I don't mind making the changes to the BLI and essentially have made the corrections as Mr. Casper requested. The following corrections have been completed.

CT26P01150102

FY2002

Revision #1 (numbered) has been removed to reflect the original annual statement, per Mr. Casper's request. I have also removed the revised figures, since this submission is only being modified to reflect the actual award amount for FY2002, which is \$688,410.00.

Parts II and III were modified and corrected to correspond to Part I, removing the revised column.

CT26P01150101

FY 2001

Part II

1. Revision figures have been removed to reflect Original P & E.
2. BLI 1460 Dwelling Structures is being reported as \$518,034.00, revision column has been corrected.

**CT26P01150100
FY2000**

No changes are reflected in submitted P & E's and supporting documents.

**CT26P01170799
FY1999**

Part I

Authorized amount:

BLI 1408 - How I arrived at **\$78,751.71, after revisions:**

Attachment #1 - \$99,125.00 (1A)

Attachment #2 - \$78,751.71. Note the changes in four line items listed in 1408, Hiring of consultant, Purchase a Document scanner, tapes and ribbons for printer, and Staff Training for HUD Compliance. (2A)

BLI 1460 - How I arrived at **\$439,517.29**, after revisions. See #1B - 5B.

BLI 1450 - I think Mr. Casper may have read the wrong line item, I listed BLI 1430 as \$155,730.00 #6A,

BLI 1475 - Originally the line item was \$ 29,65.00, as the result of purchasing a truck for the Maintenance Dept., Since then Mr. Casper had me add Gas Hot Water Heaters, which reflects the additional funding as listed. #7A.

CT25P01170698

BLI - 1460 - \$417,044.00. - Please note that Part 1 reflects the figures which should be in LOCCS. Mr. Casper had me change line items previously to reflect the \$417,044.00 You will note that on Part I, BLI - 1460, 1465.1, 1475 (revised line item) total is \$417,044.00.

BLI - 1465 - \$154,800.00 - Note Mr. Casper had me change this line item to reflect the true nature of items purchased. With revisions, the revised figure is \$13,800.00. See note area.

Expenditure dates have been changed to 2002.

**Andre P. Trudelle
Chief Operating Officer.**

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from
the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Table Library

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
Mills Memorial Apartments

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Mills Memorial 1b. Development (project) number: CT11-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 140
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a.	Development name:
1b.	Development (project) number:
2.	What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4.	Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5.	Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

B. Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? (2)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? 1
- c. How many assessments were conducted for the PHA's covered developments? 2
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None
- e. The Meriden Housing Authority has reviewed each development's operations as public housing, considered the implications of converting the public housing to tenant based assistance, and concluded that conversion of the development would be inappropriate because removal of the development would not meet the conditions for voluntary conversion described at 972.200.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or

has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development

Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

Table Library

<i>ROSS</i>	48	<i>Random selection</i>	<i>PHA Resource Centers</i>	<i>Public Housing Residents</i>
Family Self Sufficiency	60	Voluntary	PHA main office	Section 8 participants

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	60	53 June 12, 2002

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

2. Which developments are most affected? (list below)

Mills Memorial 11-1
Chamberlain Heights 11-5
Community Towers 11-2

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Mills Memorial 11-1

Chamberlain Heights 11-5

Community Towers 11-2

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Mills Memorial 11-1

Chamberlain Heights 11-5

Community Towers 11-2

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF MERIDEN

PET POLICY

The purpose of this policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet and safe surroundings.

This addendum is being executed as part of the Dwelling Lease to govern Pet Ownership in Public Housing. As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, Stat. 2451, 2568)(the Public Housing Reform Act of 1998) added new section 31 (captioned "Pet Ownership in Public Housing" to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 277 of the Housing-Rural Recovery Act of 1983 (12 U.S.C. 1701r-1) (the 1983 Act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter or affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a new subpart G to 24 CFR Part 960. The following policies must be complied with for pet ownership in the Meriden Housing Authority (MHA):

Rules governing the keeping of pets are set forth as follows:

1. Residents permitted a pet are those residing in Community Towers, Mills Memorial and Chamberlain Heights. Each Head of Household may own up to one pet and a separate fee and deposit is required.

Prohibited animals: Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, chows, Doberman Pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by an MHA representative prior to the execution of this lease addendum.

2. The resident agrees to keep no more than one pet, one cage or one tank. Cages will measure no more than 2' X 2' X 2". Tanks will be no more than twenty (20) gallons. The tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
3. If the pet is a dog or cat, it must be neutered/spayed and cats must be declawed. The tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit.
4. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local Humane Society. It shall be the responsibility of the tenant to reclaim the pet at the expense of the tenant. Also, if a member of the MHA staff has to take a pet to the Humane Society, the Tenant will be charged \$50.00 to cover the expense of taking the pet to the Humane Society. The MHA shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

The MHA may enter a unit to transfer any animal that is left unattended for 24 hours to the proper agency. The MHA accepts no responsibility for pets so removed.
5. Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.
6. The resident agrees to indemnify, defend and hold harmless from and against any and all claims, actions, suits, judgments and demands brought by any other party on account of or in connection with any activity of, or damage caused by, any of the resident's pets.
7. A dog must have an adult weight of 25 pounds or less and be able to be carried by the resident. The weight of a cat cannot exceed 10 pounds fully grown.
8. A dog or cat shall remain inside a resident's unit unless on a leash and under the control of an adult resident at all times. They may not be tied outside and must be walked in the designated areas. (An unleashed pet, or one tied to a fixed object, is not under the control of an adult.) Pets are not allowed in the common areas, laundry, elevators, community rooms, and high rise buildings that are four stories or more, except for those residents who are covered by the A.D.A. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
9. All animal waste is to be picked up and disposed of by the resident in sealed plastic bags and placed in the residents own trash bin or MHA dumpsters. If the MHA staff is required to clean any waste left by a pet, the Tenant will be charged \$25.00 for the removal of the waste.
10. Resident shall provide proof of the following: Current license from the City of Meriden, inoculations against rabies, distemper, Parvo Virus, and other inoculations required by local, state and federal regulatory laws. This information must be updated annually at the time of recertification.
11. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants, or create a problem in the area of cleanliness and sanitation, the MHA Manager will notify the Tenant, in writing, that the animal must be removed from the public housing development.
12. Residents shall comply with all municipal codes.
13. Dogs and cats must wear ID tags at all times.
14. Residents shall not bring in pets to take care of for another person. No strays will be allowed on MHA property. Feeding strays is not allowed. Strays will be considered keeping a pet without permission.
15. Residents may not alter patio or yard areas.

Table Library

16. No birds of prey or dangerous fish are allowed.
17. The resident is responsible for any maintenance charges incurred due to damage caused by pet that exceeds pet deposit.
18. The resident must provide a written description and photograph of the pet.
19. Resident must maintain a flea and ticks free environment and treat their pet as needed. All pets will be properly groomed and maintained free of infection and disease. Should the apartment need extermination for infestation the cost will be charged to the resident.
20. Resident will be required to place a deposit of \$100.00 with the MHA to cover possible damages or clean up in apartments and hallways. In addition, a \$25.00 monthly fee will be due with the rent. Fish tanks with heaters at Community Towers will be charged \$5.00 per month.
21. Any damage done by a pet will be the total responsibility of the tenant and the Housing Authority will be reimbursed within 30 days of billing. No unauthorized pet will be allowed in the building or on the grounds.
22. Residents must maintain Renters Insurance with a pet rider and must bring in proof of coverage.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for damages or injury caused by the pet(s). I also realize that I must obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will not hold liable (indemnify) the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a refundable pet deposit of \$100.00 to the MHA. If I fail to make the total payment due, which shall include the pet fee payment, rent and other charges, my lease will be terminated in accordance with the provision of the dwelling lease and collection policy. The Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the landlord at the termination of the lease toward payment of any rent or toward payment of other costs made necessary because of tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I agree and understand that violation of this lease addendum will result in the removal of the pet(s) from the property of the MHA and that I may not be allowed to own any type of pet in the future while being an occupant of the MHA.

Head of Household Signature

Date

Meriden Housing Authority Representative Signature

Date

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? __3__
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
Resident Commissioners are appointed by the CEO of the local government. The Current Resident Commissioner is James White, a resident of the Mills Memorial Apartments, CT 11-1

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe) Not election

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Meriden, CT

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.
The following people are members of the Resident Advisory Board:

Elias Ziou Diana Breedlove Valerie Lavesque Henry Sussman

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Ct011a05 Attachment

Definition of Substantial Deviation and Significant Amendment or Modification

The following actions are defined as substantial deviation or significant amendment or modification:

GOALS

- Additions or deletions of Strategic Goals

PROGRAMS

- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

- Additions of non-emergency work items (items not included in the current Annual Statement of Five Year Action Plan) or change in use of replacement reserve funds

POLICIES

- Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

Ct011b05

Deconcentration of Poverty and Income Mixing

1. Supporting Document. With the issuance of Notice 2001-4 and clarifications to Notice PIH 2001-4, PHAs were provided guidance about the final rule to Deconcentrate Poverty and Promote Integration in Public Housing. Notice PIH 2001-4 contained revised PHA Plan template questions about an agency's deconcentration policies and the average incomes of its covered developments. Before a PHA can answer these template questions about its deconcentration policies, it must perform income analyses of its covered developments as described at §903.2(c). Beginning with the January 2002 Plan cycle, Income Analysis of Public Housing Covered Developments must be a supporting document to an Agency's plan and must be available for public inspection, but not submitted to HUD for review.

2. Developments Where Average Income will Remain Extremely Low.

HUD expects to publish shortly, a proposed rule that would amend the deconcentration component of HUD's PHA Plans regulation to revise the definition of established income range (EIR). The amendment would include within the EIR, those developments in which the average income level is up to 30 percent of the area median income, and therefore ensure that such developments cannot be categorized as having average income "above" the EIR. HUD believes that developments with an average family income of 30 percent or less of the area median income should not be categorized as higher income developments for purposes of income mixing, because efforts to place lower income families into these developments would not result in income deconcentration as contemplated by the statute. Under the final rule, (Rule Deconcentrate Poverty and Promote Integration in Public Housing ((FR 4420-10)), December 22, 2000), PHAs must include an explanation if they propose not to adopt admissions policies to promote income mixing for developments outside the Established Income Range as provided at §903.2(c)(1)(iv). During review of the PHA Plan, HUD field offices will accept as a reasonable explanation, cases where the average income for such developments is above the EIR but is and will remain (given current admissions policies, waiting lists and turnover rates) below 30 percent of the area median income.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

DECONCENTRATION POLICY

It is MHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The MHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Deconcentration Incentives

The MHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

Ct011c05

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e. g., elderly and/ or disabled developments not general occupancy projects)?
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

How many of the PHA's developments are subject to the Required Initial Assessments? (2)

How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? 1

How many assessments were conducted for the PHA's covered developments? 2

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

The Meriden Housing Authority has reviewed each development's operations as public housing, considered the implications of converting the public housing to tenant based assistance, and concluded that conversion of the development would be inappropriate because removal of the development would not meet the conditions for voluntary conversion described at 972.200.