

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																												
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Waterbury</u> <span style="float: right;"><b>PHA Code:</b> <u>CT006</u></span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>735</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2724</u>  <b>Total Combined</b> <u>3459</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Berkley Heights 156 Harris Circle Waterbury, CT 06704</td> <td style="border: none;">Bergin Apts 70 Lakewood Road Waterbury, CT 06704</td> <td style="border: none;">Oak Terrace Apts 31 Bliss St Waterbury, CT 06708</td> <td style="border: none;">Springbrook Apts 167 Springbrook Road Waterbury, CT 06706</td> </tr> <tr> <td style="border: none;">Truman Apts 1765 North Main St Waterbury, CT 06704</td> <td style="border: none;">Franklin Delano Roosevelt 95 Kearny Drive Waterbury, CT 06704</td> <td style="border: none;">William Kelly Apts 125 Fairmont Street Waterbury, CT 06706</td> <td style="border: none;">Waterbury Housing Authority Main Office 2 Lakewood Road Waterbury, CT 06704</td> </tr> </table> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Berkley Heights 156 Harris Circle Waterbury, CT 06704	Bergin Apts 70 Lakewood Road Waterbury, CT 06704	Oak Terrace Apts 31 Bliss St Waterbury, CT 06708	Springbrook Apts 167 Springbrook Road Waterbury, CT 06706	Truman Apts 1765 North Main St Waterbury, CT 06704	Franklin Delano Roosevelt 95 Kearny Drive Waterbury, CT 06704	William Kelly Apts 125 Fairmont Street Waterbury, CT 06706	Waterbury Housing Authority Main Office 2 Lakewood Road Waterbury, CT 06704	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.  <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.  <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.  <input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.  <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.  <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.  <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification:</p> <p><b>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plan of the agency and which require formal approval of the Board of Commissioners.</b></p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>Based on the participation in the RAD program and/or Section 18 Streamlined Voluntary Conversion repositioning initiatives, optional financial tools are being explored to preserve the affordable housing units in Waterbury, CT.</b></p> <p><b>The WHA is also pursuing options to ensure long-lasting viability of its housing stock including pursuit of the option of designated housing for Elderly Families and is providing this Plan revision in compliance with 24 CFR 903.7(i)1(ii)(A).</b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.  <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.  <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.  <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.  <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>SEE BELOW</b></p>

<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See HUD Form 50075.2 approved by HUD on 05/24/2022</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1** Affirmatively Furthering Fair Housing.  
Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**NOT APPLICABLE**

<b>Fair Housing Goal:</b>
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>

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<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>

## **B.1 Revision of PHA Plan Elements**

### **Deconcentration Policy**

#### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

WHA's admission policy is designed to provide for deconcentration of poverty and income-mixing.

Gross annual income is used for income limits at admission, income targeting, and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met and in order to comply with WHA's Broad Range of Income policy.

#### **Deconcentration and Income-Mixing Goals**

WHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit higher income families to lower income developments, and lower income families to higher income developments.

#### **Project Designation Methodology**

WHA will determine and compare tenant incomes at all general occupancy developments. Skipping of families for deconcentration purposes will be applied uniformly to all families.

#### **Other Policies that Govern Eligibility, Selection, and Admissions**

##### **Administrative Plan:**

Dwellings that have (1) fuel-fired/burning appliances (gas, oil propane), and/or (2) an attached garage MUST have operational CO detectors. Detectors MUST be mounted near the fuel burning appliance, on each level of living space (near bedrooms), common spaces, and in the attached garage.

##### **ACOP:**

Page 4-6 Section C.

##### **WHA has the following properties that have been designated elderly only (age 62 and over) properties:**

- Edward D. Bergin Apartments 70 Lakewood Road
- Franklin D. Roosevelt Apartments 27-95 Kearney Drive
- William E. Kelly Apartments 119-125 Fairmount Street

##### **Lease:**

###### **2A. SECURITY DEPOSIT**

Tenant and the PHA agree to comply with the requirements of Connecticut General Statute's governing security deposits. Landlord shall deposit the entire amount of security deposit into an escrow account at a financial institute for the benefit of the tenant. Landlord shall pay interest at a rate not less than average rate paid on savings deposits by commercial banks as published in the Federal Reserve Board Bulletin.

###### **4. MANNER OF PAYMENT OF RENT AND OTHER REQUIRED PAYMENTS.**

Tenant payments shall be applied to the oldest outstanding balance due of any type.

## **B.1 Financial Resources**

**Waterbury Housing Authority (CT006)**  
**Statement of Financial Resources**  
**As of June 30, 2022**

**Income/Receipts**

HUD operating grants	\$29,102,236
Other Revenues	\$8,215,349

**Total Income** \$37,317,585

**Operating Expenses**

Administrative Salaries	\$1,278,548
Other Administrative Expenses	\$2,904,443
Tenant/Community Services	\$1,524,525
Utilities	\$1,420,649
Maintenance Salaries	\$1,054,162
Other Maintenance Expenses	\$902,915
Contracts and Protective Services	\$1,244,358
Insurance	\$810,683
Other General Expense	\$88,906
Bad Debts	\$37,200
Payment in Lieu of Taxes	\$129,574
Housing Assistance Payments	\$20,937,485
Depreciation and Interest	\$1,323,018
<b>Total Operating Expenses</b>	<u><u>\$33,656,466</u></u>

**Net Income (Loss)** \$3,661,119

## B.1 Flat Rents

WHA FMR	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
2023 FMR's	\$893	\$1,079	\$1,335	\$1,701	\$2,052	\$2,360
	<b>FMR 2022</b>	<b>80% 2022</b>	<b>Utility Allowance</b>	<b>New FR</b>		
Austin Road						
3 Bedroom	\$1,701	\$1,361	\$57	\$1,304		
Berkley Heights - TH						
2 Bedroom	\$1,335	\$1,068	\$51	\$1,017		
3 Bedroom	\$1,701	\$1,361	\$57	\$1,304		
4 Bedroom	\$2,052	\$1,642	\$63	\$1,579		
5 Bedroom	\$2,360	\$1,888	\$68	\$1,820		
Berkley Heights - G						
1 Bedroom	\$1,079	\$863	\$44	\$819		
2 Bedroom	\$1,335	\$1,068	\$51	\$1,017		
3 Bedroom	\$1,701	\$1,361	\$57	\$1,304		
4 Bedroom	\$2,052	\$1,642	\$63	\$1,579		
5 Bedroom	\$2,360	\$1,888	\$68	\$1,820		
Bergin Apartments						
0 Bedroom	\$893	\$714	\$0	\$714		
1 Bedroom	\$1,079	\$863	\$0	\$863		
Oak Terrace						
2 Bedroom	\$1,335	\$1,068	\$45	\$1,023		
3 Bedroom	\$1,701	\$1,361	\$49	\$1,312		
4 Bedroom	\$2,052	\$1,642	\$54	\$1,588		
Hamden						
3 Bedroom	\$1,701	\$1,361	\$63	\$1,298		
4 Bedroom	\$2,052	\$1,642	\$68	\$1,574		
Pearl Lake						
3 Bedroom	\$1,701	\$1,361	\$58	\$1,303		
4 Bedroom	\$2,052	\$1,642	\$64	\$1,578		
5 Bedroom	\$2,360	\$1,888	\$68	\$1,820		
Scattered Sites						
3 Bedroom	\$1,701	\$1,361	\$57	\$1,304		
4 Bedroom	\$2,052	\$1,642	\$62	\$1,580		
Bishop Street						
3 Bedroom	\$1,701	\$1,361	\$57	\$1,304		
4 Bedroom	\$2,052	\$1,642	\$62	\$1,580		
Springbrook						
2 Bedroom	\$1,335	\$1,068	\$53	\$1,015		
3 Bedroom	\$1,701	\$1,361	\$58	\$1,303		
4 Bedroom	\$2,052	\$1,642	\$64	\$1,578		
5 Bedroom	\$2,360	\$1,888	\$68	\$1,820		
South End						
3 Bedroom	\$1,701	\$1,361	\$59	\$1,302		
4 Bedroom	\$2,052	\$1,642	\$65	\$1,577		
Truman						
2 Bedroom	\$1,335	\$1,068	\$53	\$1,015		
3 Bedroom	\$1,701	\$1,361	\$59	\$1,302		
4 Bedroom	\$2,052	\$1,642	\$64	\$1,578		
5 Bedroom	\$2,360	\$1,888	\$70	\$1,818		
Roosevelt Apartments						
0 Bedroom	\$893	\$714	\$84	\$630		
1 Bedroom	\$1,079	\$863	\$90	\$773		
Kelly Apartments						
0 Bedroom	\$893	\$714	\$84	\$630		
1 Bedroom	\$1,079	\$863	\$90	\$773		

## **B.1 Safety and Crime Prevention**

To address safety concerns the WHA partnered with the Waterbury Police Department (WPD) to engage extra duty officers at the two (2) developments identified as experiencing the most criminal activity. This added police presence has proven effective and resulted in multiple arrests as well as increased peace of mind for the tenants. In addition, the WHA recently completed a PHA-Wide security camera project which updated existing cameras and added additional cameras at all developments. The updated system expands coverage and ensures we have the most efficient, effective system in place for the safety of our residents and developments, in addition to making the system more user friendly for WHA staff. This system has been fully integrated into the WPD's Video Surveillance Center, further increasing our commitment to safety and crime prevention at our developments.

In August of 2022, the WHA was awarded \$68,316.00 in Emergency Safety & Security Grant funding for the installation of additional cameras and lighting at Berkeley Heights. This funding will help light up and monitor problem areas that have been known to harbor illegal activity.

## **B.2 Demolition and/or Disposition**

In 2022, three long-vacant, demolition approved buildings were taken down. Buildings 374 & 73 at Berkeley Heights and building 1813 were demolished and the lots loomed and seeded with grass. These longtime blighted structures have been replaced with open space.

<b>Demolition/Disposition Activity Description</b>
1a. Development name and addresses including unit numbers: Truman, North Main St. Waterbury, CT 06704
1b. Development (project) number: CT26P006-007 Unit Numbers Attached
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" 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: (09/30/23)
5. Number of units affected and unit size: 73 and unit size attached
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/24 b. Projected end date of activity: 09/01/24



Unit	Address	# Bed	Counter
<b>ct006007</b>			
7111	1711 NORTH MAIN ST APT. A	3	1
7112	1711 NORTH MAIN ST APT. B	3	1
7113	1711 NORTH MAIN ST APT. C	4	1
7114	1711 NORTH MAIN ST APT. D	3	1
725A	1725 NORTH MAIN ST APT. A	3	1
725B	1725 NORTH MAIN ST APT. B	4	1
725C	1725 NORTH MAIN ST APT. C	4	1
725D	1725 NORTH MAIN ST APT. D	3	1
733A	1733 NORTH MAIN ST APT. A	3	1
733B	1733 NORTH MAIN ST APT. B	2	1
733C	1733 NORTH MAIN ST APT. C	5	1
745A	1745 NORTH MAIN ST APT. A	3	1
745B	1745 NORTH MAIN ST APT. B	2	1
745C	1745 NORTH MAIN ST APT. C	5	1
751A	1751 NORTH MAIN ST APT. A	3	1
751B	1751 NORTH MAIN ST APT. B	3	1
751C	1751 NORTH MAIN ST APT. C	4	1
751D	1751 NORTH MAIN ST APT. D	3	1
771A	1771 NORTH MAIN ST APT. A	3	1
771B	1771 NORTH MAIN ST APT. B	2	1
771C	1771 NORTH MAIN ST APT. C	5	1
777A	1777 NORTH MAIN ST APT. A	4	1
777B	1777 NORTH MAIN ST APT. B	3	1
785A	1785 NORTH MAIN ST APT. A	3	1
785B	1785 NORTH MAIN ST APT. B	2	1
785C	1785 NORTH MAIN ST APT. C	5	1
791A	1791 NORTH MAIN ST APT. A	3	1
791B	1791 NORTH MAIN ST APT. B	4	1
791C	1791 NORTH MAIN ST APT. C	4	1
791D	1791 NORTH MAIN ST APT. D	3	1
793A	1793 NORTH MAIN ST APT. A	3	1
793B	1793 NORTH MAIN ST APT. B	3	1
793C	1793 NORTH MAIN ST APT. C	4	1
793D	1793 NORTH MAIN ST APT. D	4	1
793E	1793 NORTH MAIN ST APT. E	3	1
793F	1793 NORTH MAIN ST APT. F	3	1
797A	1797 NORTH MAIN ST APT. A	4	1
797B	1797 NORTH MAIN ST APT. B	3	1
801A	1801 NORTH MAIN ST APT. A	3	1
801B	1801 NORTH MAIN ST APT. B	4	1
801C	1801 NORTH MAIN ST APT. C	4	1

801D	1801 NORTH MAIN ST APT. D	3	1
843A	1843 NORTH MAIN ST APT. A	3	1
843B	1843 NORTH MAIN ST APT. B	4	1
843C	1843 NORTH MAIN ST APT. C	4	1
843D	1843 NORTH MAIN ST APT. D	3	1
847A	1847 NORTH MAIN ST APT. A	3	1
847B	1847 NORTH MAIN ST APT. B	4	1
847C	1847 NORTH MAIN ST APT. C	4	1
847D	1847 NORTH MAIN ST APT. D	2	1
847E	1847 NORTH MAIN ST APT. E	5	1
853A	1853 NORTH MAIN ST APT. A	3	1
853B	1853 NORTH MAIN ST APT. B	2	1
853C	1853 NORTH MAIN ST APT. C	5	1
857A	1857 NORTH MAIN ST APT. A	3	1
857B	1857 NORTH MAIN ST APT. B	2	1
857C	1857 NORTH MAIN ST APT. C	5	1
873A	1873 NORTH MAIN ST APT. A	3	1
873B	1873 NORTH MAIN ST APT. B	4	1
873C	1873 NORTH MAIN ST APT. C	4	1
873D	1873 NORTH MAIN ST APT. D	3	1
885A	1885 NORTH MAIN ST APT. A	3	1
885B	1885 NORTH MAIN ST APT. B	4	1
885C	1885 NORTH MAIN ST APT. C	4	1
885D	1885 NORTH MAIN ST APT. D	3	1
893A	1893 NORTH MAIN ST APT. A	3	1
893B	1893 NORTH MAIN ST APT. B	2	1
893C	1893 NORTH MAIN ST APT. C	5	1
903A	1903 NORTH MAIN ST APT. A	3	1
903B	1903 NORTH MAIN ST APT. B	3	1
903C	1903 NORTH MAIN ST APT. C	4	1
903D	1903 NORTH MAIN ST APT. D	4	1
903E	1903 NORTH MAIN ST APT. E	3	1
903F	1903 NORTH MAIN ST APT. F	3	1

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**Total ct006007**

**74**

**74**

## **B.2 Development Plan and PBV Summary**

**Relocation:** In March of 2020, the WHA issued a Request for Proposal for a repositioning consultant. Following the rating & ranking process, the Board of Commissioners voted unanimously to enter into contact with LIHTC Development, LLC, a firm that has worked with Housing Authorities nationwide and who are currently assisting several Connecticut HA's with repositioning. LIHTC Development, LLC has begun performing a comprehensive review of the WHA's portfolio, capabilities, capital needs, financial position, goals, and all available options. Following this, the findings will be presented to the Board of Commissioners and staff, who will determine its best options with regards to the conversion of public housing sites utilizing available HUD repositioning tools such as Rental Assistance Demonstration (RAD) program, Section 18, RAD/Section 18 Hybrid, Streamlined Voluntary Conversion, or other HUD-approved processes. It is our goal to optimize resources so that the WHA can better meet the affordable housing needs of the Waterbury community, expand its affordable housing footprint, and ensure the long-term sustainability of housing programs owned and operated by the WHA.

**Truman Apartments:** The WHA intends to explore its options regarding redevelopment with the assistance of our repositioning consultant, as referenced above. A recent Physical Needs Assessment of the campus indicated obsolescence in that the redevelopment costs for the 74 units not previously approved for demolition will far exceed HUD TDC costs, thus warranting a Section 18 application.

**West Grove Street:** The WHA intends to redevelop West Grove St. and adjacent sites it has ownership of. The parcels on West Grove, Johnson, and Sperry Streets comprise about 3 acres. The WHA was awarded CDBG funds which were used to demolish three (3) properties on West Grove Street. In December of 2022 the WHA was awarded \$420,000.00 in Congressionally Directed Spending Funds to complete the demolition of all remaining structures. In January of 2023, the WHA and its non-profit, Brass City Residences, Inc., submitted a Community Investment Fund application to the State of CT and a 9% LIHTC application to CHFA for the development of a forty six (46) unit community on West Grove St. The WHA anxiously awaits award notification. Should we not be successful with 9% LIHTC, we will complete the project using other sources, possible 4% LIHTC and bonding.

**The Begg Building:** The WHA issued a Request for Proposal for the disposition of the Willian E. Begg Building in August of 2022. Following the solicitation process, in December of 2022, the WHA entered into negotiations with the successful respondent, WinnDevelopment, for the purchase of the Begg Building.

**Project Based Vouchers:** The WHA has the authority to support 521 PBV's. 147 (28%) have been awarded. 97 of those are in place and currently leased up, the additional 50 vouchers have been committed to the Begg Building. These vouchers have gone through the competitive process; the WHA advertised availability, submitted an application, and was favorably rated and ranked. HUD approved the award of the vouchers for the Begg Building and in August of 2017 the Board of Commissioners passed a resolution for the use of the 50 PBV's. The WHA is currently considering issuing a Request for Proposal to local landlords, developers, and agencies for up to 30 Project Based Vouchers. This would bring the number of awarded PBVs to 177, leaving the WHA with 344 available for future development needs.

### **B.3 Progress Report**

**Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-year and Annual Plan**

HUD Strategic Goal: Goal #1

Expand the supply of Assisted Housing: The Waterbury Housing Authority applied for rental vouchers based on a NOFA published on February 22, 2002 and received 128 vouchers. The Authority has since constructed fourteen (14) additional Public Housing units. The Authority will apply for additional Section 8 vouchers if they become available.

In 2022 HUD presented Waterbury Housing Authority with 40 Tenant Protection Vouchers for 2 privately owned properties (Porter Street & Fieldstone) in Waterbury that HUD deemed inhabitable based on physical condition. WHA accepted the responsibility of administering the Tenant Protection Vouchers and all 40 families were relocated.

Improve the quality of Public Housing: The Waterbury Housing Authority has reorganized its property management and maintenance staff to provide better accountability at each development. In addition, self-service kiosks have been added to our developments and main office where tenants can complete tasks that normally would require a phone call or visit thus saving time and creating a more efficient process.

To address safety concerns the WHA partnered with the Waterbury Police Department to engage extra duty officers at the two (2) developments identified as experiencing the most criminal activity. This added police presence has proven effective and resulted in multiple arrests as well as increased peace of mind for the tenants. In addition, the WHA completed the PHA-Wide security camera project which updated all existing cameras and added coverage to developments that previously has no coverage. The updated system expanded coverage and ensures we have the most efficient, effective system in place for the safety of our residents and developments, in addition to making the system more user friendly for the WHA and WPD.

Renovate or Modernize Public Housing Units: The Waterbury Housing Authority continues to upgrade and improve its Public Housing inventory through the Capital Fund Program.

Improve Voucher Management: The Waterbury Housing Authority continues to prioritize Web Site efficiency to better serve our clients and has completely redesigned our website as well as social media presence to establish a larger, more functional web presence. This new page includes tenant and landlord portals, allowing landlords to add units as they become available and for residents to search for available units. In addition, improved functionality allows tenants and landlords to complete tasks that normally would require a phone call or visit thus saving time and creating a more efficient process.

HUD Strategic Goal: Goal #2

Promote Self-Sufficiency and Asset Development of Assisted Households if funding is available: In 2023, the Waterbury Housing Authority will hire a FSS Coordinator to work with our Section 8 clients and a Resident Services Coordinator to work with our Public Housing tenants to see that they receive support service they need.

HUD Strategic Goal: Goal #3

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, family status, and disability: The Housing Authority is committed to a regional advertising approach for Section 8 Landlords and Tenants.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, family status, and disability: Upgrade facilities for persons with disabilities and comply with PHAS exigent and fire safety requirements. The WHA recently completed the fourth and final phase of the 504 Voluntary Compliance Agreement with the HUD Office of Fair Housing; as a result, 5% of WHA units are now fully compliant accessible units.

Additionally, the WHA will continue to partner with the City of Waterbury to compile and complete the Affirmatively Furthering Fair Housing Plan.

#### Other PHA Goals and Objectives

##### Goal #1:

To continue to manage the Housing Authority of the City of Waterbury programs in an efficient and effective manner and retain the status of a high performer under PHAS and SEMAP. The WHA has achieved this status in SEMAP for FY2015-2022 and in PHAS for FY2017-2022.

The Housing Authority of the City of Waterbury shall continue to excel in providing staff training. WHA's goal is to produce a motivated work force with a capable and efficient team of employees who present a customer friendly and fiscally prudent leader in the public housing industry.

The WHA has expanded training opportunities to all employees. In addition to scheduling quarterly staff trainings, department heads and employees are encouraged to seek out training and educational opportunities that they feel would be beneficial.

The Housing Authority of the City of Waterbury will continue to work with other community social service providers to ensure that adequate social services are provided to all residents of the Housing Authority of the City of Waterbury.

##### Goal #2:

Expand the range and quality of housing choices available to participants in the Housing Authority of the City of Waterbury Programs including Section 8 Housing Choice Vouchers.

The Housing Authority of the City of Waterbury has reached a utilization rate of 98% of its Budget Authority.

The Housing Authority of the City of Waterbury will continue to attract new landlords who want to participate in the voucher program.

##### Goal #3:

The Housing Authority of the City of Waterbury will strive to maintain an occupancy rate of 99% in its Public Housing Program

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

## B. Plan Elements.

### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).)

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). ([Notice PIH 2011-47](#))

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). ([24 CFR §903.7\(h\)](#))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

## C. Other Document and/or Certification Requirements

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

#### **D. Affirmatively Furthering Fair Housing.**

##### **D.1 Affirmatively Furthering Fair Housing.**

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/24/2022

Approved By: STAUNTON, JAMES

Part I: Summary						
PHA Name : Waterbury Housing Authority		Locality (City/County & State)				
PHA Number: CT006		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$1,872,238.00	\$1,780,002.00	\$2,080,002.00	\$2,180,002.00	\$1,780,002.00
	TRUMAN APTS (CT006000003)	\$225,002.00	\$1,052,234.00	\$400,000.00		
	BERKELEY HEIGHTS (CT006000001)	\$615,000.00		\$682,234.00	\$982,234.00	\$1,382,234.00
	WILLIAM KELLY APARTMENTS (CT006000005)	\$650,000.00				

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$1,872,238.00
ID0022	RAD(RAD (1503))	RAD Activities		\$1.00
ID0030	Development Activities(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction)	Development Activities		\$100,000.00
ID0047	RAD Investment Activity(RAD Investment Activity (1504))	RAD investment activity		\$1.00
ID0057	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	Rad Funds Pre-closing		\$100,002.00
ID0003	Operations(Operations (1406))	Operations		\$790,000.00
ID0008	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Hardware/software upgrades, training		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0014	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Program Fee, salaries		\$310,000.00
ID0032	Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services Modernization Consultant Services consisting of: construction inspection, Davis Bacon monitoring, & construction supervision; advertising		\$330,000.00
ID0076	PHA-Wide Site Improvements(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Lighting)	Concrete, Asphalt, Fencing, Site Lighting, Miscellaneous Site Work		\$187,234.00
ID0091	PHA-Wide Carbon Monoxide Detectors(Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide)	Carbon Monoxide Installation at Various Properties		\$5,000.00
	BERKELEY HEIGHTS (CT006000001)			\$615,000.00
ID0034	Berkeley Heights Demolition(Dwelling Unit - Demolition (1480))	Demolition of Buildings 73 & 374		\$165,000.00
ID0089	Berkeley Heights Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground and Pavilion project at Berkeley Heights		\$450,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	WILLIAM KELLY APARTMENTS (CT006000005)			\$650,000.00
ID0045	Kelly Kitchen & Bathroom Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen and Bathroom Upgrades and at Kelly Apartments		\$650,000.00
	TRUMAN APTS (CT006000003)			\$225,002.00
ID0039	Bergin Building Facade & Windows(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Facade Repair and Window Replacement at Bergin. Includes Replacement of Sunroom Windows		\$100,002.00
ID0090	Truman Demolition(Dwelling Unit - Demolition (1480))	Demolition of abandoned building 1813 at Truman		\$125,000.00
	Subtotal of Estimated Cost			\$3,362,240.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0061	RAD Investment Activity(RAD Investment Activity (1504))	RAD investment activity		\$1.00
ID0069	Development Activities(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	Development Activities		\$100,000.00
ID0077	PHA-Wide Site Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	Concrete, Asphalt, Fencing, Site Lighting, Miscellaneous Site Work		\$100,000.00
	TRUMAN APTS (CT006000003)			\$1,052,234.00
ID0033	Bergin Building Maintenance Garage(Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Maintenance Garage at Bergin Building		\$502,234.00
ID0093	Bergin Building Interior Renovations Phase II(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Painting, Flooring and Ceiling Tile Replacement on floors 2-7 of Bergin		\$250,000.00
ID0094	Bergin Building Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Generator Installation at Bergin		\$300,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,080,002.00
ID0005	Operations(Operations (1406))	Operations		\$790,000.00
ID0012	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Hardware/software upgrades, training		\$50,000.00
ID0015	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Program Fee, salaries		\$310,000.00
ID0028	PHA-Wide Boilers/Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	PHA-Wide Mechanical Upgrades		\$400,000.00
ID0036	Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services Modernization Consultant Services consisting of: construction inspection, Davis Bacon monitoring, & construction supervision; advertising		\$330,000.00
ID0062	RAD(RAD (1503))	RAD Activities		\$1.00







<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,180,002.00
ID0038	PHA-Wide Master Lock System(Non-Dwelling Interior (1480)-Security)	New Master Lock System		\$500,000.00
ID0052	Operations(Operations (1406))	Operations		\$790,000.00
ID0053	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Hardware/software upgrades, training		\$50,000.00
ID0054	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Program Fee, salaries		\$310,000.00
ID0055	Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services Modernization Consultant Services consisting of: construction inspection, Davis Bacon monitoring, & construction supervision; advertising		\$330,000.00
ID0065	RAD(RAD (1503))	RAD Activities		\$1.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$1,780,002.00
ID0035	Substantial Rehab(Dwelling Unit-Interior (1480)-Other)	Substantial rehabilitation of units		\$50,000.00
ID0037	REAC Improvements(Dwelling Unit-Interior (1480)-Other)	REAC related improvements PHA-Wide		\$50,000.00
ID0081	Operations(Operations (1406))	Operations		\$790,000.00
ID0082	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Hardware/software upgrades, training		\$50,000.00
ID0083	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Program Fee, salaries		\$310,000.00
ID0084	Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services Modernization Consultant Services consisting of: construction inspection, Davis Bacon monitoring, & construction supervision; advertising		\$330,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0085	RAD Investment Activity(RAD Investment Activity (1504))	RAD investment activity		\$1.00
ID0086	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	Rad Funds Pre-closing		\$100,000.00
ID0087	RAD(RAD (1503))	RAD Activities		\$1.00
ID0088	Development Activities(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	Development Activities		\$100,000.00
	BERKELEY HEIGHTS (CT006000001)			\$1,382,234.00
ID0096	Berkeley Heights Kitchen Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen Upgrades at Berkeley Heights		\$1,382,234.00
	Subtotal of Estimated Cost			\$3,162,236.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
RAD(RAD (1503))	\$1.00
Development Activities(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction)	\$100,000.00
RAD Investment Activity(RAD Investment Activity (1504))	\$1.00
RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	\$100,002.00
Operations(Operations (1406))	\$790,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$310,000.00
Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$330,000.00
PHA-Wide Site Improvements(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Lighting)	\$187,234.00
PHA-Wide Carbon Monoxide Detectors(Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide)	\$5,000.00
Subtotal of Estimated Cost	\$1,872,238.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$790,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$310,000.00
Fees & Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$330,000.00
RAD(RAD (1503))	\$1.00
RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	\$100,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
RAD Investment Activity(RAD Investment Activity (1504))	\$1.00
Development Activities(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	\$100,000.00
PHA-Wide Site Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	\$100,000.00
Subtotal of Estimated Cost	\$1,780,002.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$790,000.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$310,000.00
PHA-Wide Boilers/Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$400,000.00
Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$330,000.00
RAD(RAD (1503))	\$1.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	\$100,000.00
RAD Investment Activity(RAD Investment Activity (1504))	\$1.00
Development Activities(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction)	\$100,000.00
Subtotal of Estimated Cost	\$2,080,002.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
PHA-Wide Master Lock System(Non-Dwelling Interior (1480)-Security)	\$500,000.00
Operations(Operations (1406))	\$790,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$310,000.00
Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$330,000.00
RAD(RAD (1503))	\$1.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	\$100,000.00
RAD Investment Activity(RAD Investment Activity (1504))	\$1.00
Development Activities(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$2,180,002.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Substantial Rehab(Dwelling Unit-Interior (1480)-Other)	\$50,000.00
REAC Improvements(Dwelling Unit-Interior (1480)-Other)	\$50,000.00
Operations(Operations (1406))	\$790,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$310,000.00
Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$330,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
RAD Investment Activity(RAD Investment Activity (1504))	\$1.00
RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	\$100,000.00
RAD(RAD (1503))	\$1.00
Development Activities(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$1,780,002.00